

**§112.0301 Types of Notice**

(a) through (b) [No change.]

- (c) Notice of Public Hearing. A Notice of Public Hearing shall be provided before a decision is made on an application for a permit, map, or other matter acted upon in accordance with Process Three, Process Four, or Process Five, or an appeal of Process Two, Process Three, Process Four decision, or of an *environmental determination*. A Notice of Public Hearing shall also be provided before a decision is made by the City Council in accordance with Section 132.1550 (Overrule Process).

(1) through (3) [No change.]

- (d) Notice of Availability. A Notice of Availability is a written notice to advise of the availability of supporting materials for an action that will be taken by the City Council at a future date. A Notice of Availability is required as part of the certification process for Local Coastal Program Amendments in accordance with Section 122.0106.

(1) Content. The Notice of Availability shall include the following:

- (A) A general description of the project.
- (B) The location of the property that is the subject of the application;
- (C) The applicable community planning area(s);
- (D) The name, telephone number, and city address of the City staff person to contact for additional information;
- (E) The name of the *applicant* and, with the consent of the *applicant*, the applicant's address and telephone number; and
- (F) An explanation that the final decision by the City Council will occur no sooner than 6 weeks after the date of mailing the Notice of Availability.

(2) Distribution.

- (A) The City Manager shall distribute the Notice of Availability at least 6 weeks prior to the City Council hearing to approve or deny an amendment to the *Local Coastal Program*.

- (B) The City Manager shall distribute the Notice of Availability to the persons described in Section 112.0302(b) and to the public agencies required in accordance with the applicable provisions of the California Coastal Act and Guidelines for *Local Coastal Program* certification
  - (C) The Notice of Availability may be combined into a single notice document with the Notice of Public Hearing (Planning Commission).
- (3) A subsequent Notice of Public Hearing shall be provided in accordance with Section 112.0301(c) prior to final decision by the City Council.
- (e) Notice of Request for Overrule Hearing. A Notice of Request for Overrule Hearing is a written notice to advise of the availability of supporting materials for an overrule action requested in accordance with Section 132.1550 that will be acted on by the City Council at a future date.
  - (1) Content. The Notice of Request for Overrule Hearing shall include the following:
    - (A) A general description of the project.
    - (B) The location of the property that is the subject of the application;
    - (C) The applicable community planning area(s);
    - (D) The name, telephone number, and city address of the City staff person to contact for additional information;
    - (E) The name of the *applicant* and, with the consent of the *applicant*, the applicant's address and telephone number; and
    - (F) An explanation that a City Council hearing related to the matter of whether to overrule the Airport Land Use Commission in accordance with Section 132.1550(e) will be scheduled no sooner than 6 weeks following the mailing date of the Notice of Request for Overrule hearing.
  - (2) Distribution.
    - (A) The City Manager shall distribute the Notice of Request for

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Overrule Hearing at least 6 weeks prior to the first City Council hearing related to the matter of whether to overrule the Airport Land Use Commission.

(B) The City Manager shall distribute the Notice of Request for Overrule Hearing to the persons described in Section 112.0302(b).

(3) A subsequent Notice of Public Hearing shall be provided in accordance with Section 112.0301(c).

#### **§112.0302 Notice by Mail**

- (a) [No change.]
- (b) Persons Entitled to Notice. Except as provided in Section 112.0302(c), the Notice of Application, Notice of Future Decision, and Notice of Public Hearing shall be mailed to the following:

(1) through (5) [No change.]

(6) The Airport Land Use Commission, California Department of Transportation, Division of Aeronautics, and the airport operator, as applicable, for any *development* within the Airport Land Use Compatibility Overlay Zone.

#### **§126.0402 When a Neighborhood Development Permit is Required**

- (a) A Neighborhood Development Permit is required for the following types of *development* on sites with *previously conforming premises* or uses:

(1) through (5) [No change.]

(6) Within the Airport Land Use Compatibility Overlay Zone:

- (A) Expansion of a *multi dwelling unit structure* that is *previously conforming* in accordance with Section 127.0102(j) where it can be demonstrated that an increase in *gross floor area* is necessary to meet California Building Code standards for public health and safety, with no associated increase in *density*.
- (B) Non-residential *development* within the Airport Land Use Compatibility Overlay Zone where alternative compliance is requested for safety compatibility in accordance with

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Section 132.1515(a)(5).

- (C) Non-residential development within the Brown Field or Montgomery Field airport influence areas where additional intensity is requested for a building designed to minimize risk and increase the safety of building occupants beyond the minimum requirements of the California Building Code.

(b) through (l) [No change.]

**§126.0404 Findings for Neighborhood Development Permit Approval**

A Neighborhood Development Permit may be approved or conditionally approved only if the decision maker makes all of the *findings* in Section 126.0404(a) and the supplemental *findings* in Section 126.0404(b) through (d) that are applicable to the proposed *development* as specified in this section.

(a) through (d) [No change.]

(e) Supplemental Findings—Additional Intensity for Non-residential Development in the Brown Field or Montgomery Field Airport Influence Areas

- (1) That the proposed building provides increased fire resistance rated construction to prevent or delay fire-induced structural damage.
- (2) That the proposed building provides increased fire protection systems to allow occupants more time to exit the building and to delay the spread of fire to adjacent buildings.
- (3) That the building provides enhanced means for building egress.
- (4) That the building design addresses light aircraft impact loads in the design of the building's structural systems in order to reduce the potential for structural damage.

**§126.0502 When a Site Development Permit is Required**

(a) through (b) [No change.]

- (c) A Site Development Permit decided in accordance with Process Three is required for the following types of *development*.

(1) through (7) [No change.]

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(8) Development within the Airport Land Use Compatibility Overlay Zone as required for safety compatibility, or where proposed in accordance with the infill development criteria specified in Section 132.1535.

(d) [No change.]

(e) A Site Development Permit decided in accordance with Process Five is required for the following types of *development*.

(1) through (3) [No change.]

(4) Development within the Airport Land Use Compatibility Overlay Zone proposing deviations from the overlay zone requirements, or that includes a rezone, new land use plan, or land use plan amendment.

#### **§127.0102 General Rules for Previously Conforming Premises and Uses**

The following general rules apply to all *previously conforming premises* and uses:

(a) through (i) [No change.]

(j) Regulations for premises in the Airport Land Use Compatibility Overlay Zone that were legally established in an airport influence area prior to adoption of an Airport Land Use Compatibility Plan, or amendment thereto, are located in Section 132.1530.

#### **§132.0102 Overlay Zone Designations**

[No change first paragraph.]

Table 132-01A  
Overlay Zone Designations

Add row to Table:

Division 15 Airport Land Use Compatibility Overlay Zone (ALUCOZ)

#### **§132.0104 Applicability of Base Zone Regulations**

The use and development regulations of the applicable base zone (including planned district base zones) apply in the overlay zones except as modified by the supplemental overlay zone regulations.

### §132.0301 Purpose of the Airport Environs Overlay Zone

The purpose of the Airport Environs Overlay Zone is to provide supplemental regulations for property surrounding ~~Brown Field, Montgomery Field, San Diego International Airport (SDIA) at Lindbergh Field, and Marine Corps Air Station Miramar.~~ The intent of the regulation is as follows:

- (a) To ensure that land uses are compatible with the operation of airports by implementing the Comprehensive Land Use Plan ~~prepared by the Airport Land Use Commission for the San Diego region (San Diego Association of Governments) for Brown Field, Montgomery Field, SDIA at Lindbergh Field and Marine Corps Air Station Miramar that have been adopted by the Airport Land Use Commission for the San Diego region;~~

(b) through (c) [No change.]

### §132.0302 Where the Airport Environs Overlay Zone Applies

- (a) This overlay zone applies to properties identified in the ~~Brown Field, Montgomery Field, SDIA at Lindbergh Field and Marine Corps Air Station Miramar~~ Comprehensive Land Use Plans as areas within a noise contour zone, accident potential zone, or flight activity zone that are located within the boundaries shown on Map Nos. ~~C-803, C-804, C-805, and C-885, filed in the office of the City Clerk, and are generally shown on Diagram 132-03A.~~

(b) [No change.]

Table 132-03A [No change.]

Delete Diagram 132-03A

### §132.0306 Supplemental Regulations of the Comprehensive Land Use Plans

- (a) ~~Brown Field, Montgomery Field, and Marine Corps Air Station Miramar~~

~~Comprehensive Land Use Plans for Brown Field, Montgomery Field, and Marine Corps Air Station Miramar contain community noise equivalent level contour maps, which identify areas subject to airport noise impacts, and accident potential zone maps or flight activity zone maps, which identify areas of safety hazards. The Comprehensive Land Use Plans also provide land use compatibility matrices or tables, which specify the types of land uses that are compatible, conditionally compatible, or incompatible within specified noise contours, accident potential zones, or flight activity zones.~~

~~(1) Development proposal shall comply with the airport noise/land use compatibility matrix or table of the applicable Comprehensive Land Use Plan. Indoor noise levels that are attributable to airport operations shall not exceed the levels indicated in the Comprehensive Land Use Plan. For uses not specifically identified, the City Manager shall determine the applicable standard.~~

~~(2) Development proposals shall comply with the accident potential/land use compatibility matrix, and the text regarding land use compatibility in the flight activity zones, of the applicable Comprehensive Land Use Plan.~~

~~(3) Uses identified in the land use compatibility matrices as being conditionally compatible are permitted only if the noise is attenuated and the density is restricted as indicated in the matrices.~~

~~(b)~~ Lindbergh Field

[No change.]

#### **§132.0309 Requirement for Avigation Easement**

(a) An avigation easement for *development* within the Airport Environs Overlay Zone is required where the development results in an increase in the number of dwelling units within the Overlay Zone; ~~and either~~

~~(1) The development is identified in the approved Comprehensive Land Use Plan for Brown Field, Montgomery Field, or Marine Corps Air Station Miramar, as applicable, as “incompatible” or “conditionally compatible”; or~~

~~(2) the development is on a premises located within the 1999 65dB or greater CNEL contour of the Lindbergh Field Airport Influence Area.~~

(b) [No change.]

**Article 2: Overlay Zones**  
**Division 15: Airport Land Use Compatibility Overlay Zone**

**§132.1501 Purpose of the Airport Land Use Compatibility Overlay Zone**

The purpose of the Airport Land Use Compatibility Overlay Zone is to implement adopted Airport Land Use Compatibility Plans, in accordance with state law, as applicable to property within the City. The intent of these supplemental regulations is to ensure that new *development* located within an airport influence area (identified in Table 132-15A) is compatible with respect to airport-related noise, public safety, airspace protection, and aircraft overflight areas.

**§132.1502 Where the Airport Land Use Compatibility Overlay Zone Applies**

- (a) This overlay zone applies to properties that are located within an airport influence area as identified in an adopted Airport Land Use Compatibility Plan for a public use or military airport. Property within this overlay zone may be located within multiple airport influence areas. Table 132-15A lists the airport influence areas that apply within the boundaries of the overlay zone as identified on a Map filed in the office of the City Clerk.

**Table 132-15A**  
**Applicable Airport Land Use Compatibility Plans**

<u>Airport Influence Area</u>	<u>Map Number</u> <u>Showing Boundaries of Airport Land Use Compatibility</u> <u>Overlay Zone Area</u>
<u>MCAS Miramar</u>	<u>C-</u>

**Comment [a3]1:** The City will adopt the noise, safety, airspace protection, and overflight maps from the ALUCP. (The applicable C sheets will be listed in Table 132-15A.)

- (b) Table 132-15B indicates the type of permit required by this division, if any, for specific types of *development* proposals within this overlay zone.

**Table 132-15B**  
**Airport Land Use Compatibility Overlay Zone Applicability**

<u>Type of Development Proposal</u>	<u>Supplemental</u> <u>Development</u> <u>Regulations</u>	<u>Required Permit</u> <u>Type/</u> <u>Decision Process</u>
<u>Development that is limited to interior modifications or repairs, or any exterior repairs or maintenance, that does not increase the <i>density, floor area ratio, height, or non-residential occupancy of an existing building; or development that otherwise complies with the applicable compatibility regulations in accordance with Section 132.1505.</i></u>	<u>132.1502</u> <u>132.1505</u> <u>132.1510</u> <u>132.1515</u> <u>132.1520</u> <u>132.1525</u> <u>132.1530</u>	<u>No permit required</u> <u>by this division</u>

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Expansion of a <i>previously conforming multi dwelling unit structure</i> in accordance with Section 132.1530 where it can be demonstrated that an increase in <i>gross floor area</i> is necessary to meet California Building Code standards for public health and safety, with no associated increase in <i>density</i> .	<u>132.1502</u> <u>132.1505</u> <u>132.1530</u>	Neighborhood Development Permit/ Process Two
Non-residential <i>development</i> where alternative compliance is requested for safety compatibility in accordance with Section 132.1515(a)(5).	<u>132.1502</u> <u>132.1505</u> <u>132.1515</u>	Neighborhood Development Permit/ Process Two
Non-residential development in the Brown Field or Montgomery Field airport influence areas where additional intensity is requested for a building designed to minimize risk and increase safety of building occupants beyond the minimum requirements of the California Building Code.	<u>132.1515</u>	Neighborhood Development Permit/ Process Two
<i>Development</i> as required for safety compatibility in accordance with Section 132.1515, or <i>development</i> proposed in accordance with the infill <i>development</i> criteria specified in Section 132.1535.	<u>132.1502</u> <u>132.1505</u> <u>132.1515</u> <u>132.1535</u>	Site Development Permit/ Process Three
<i>Development</i> proposing to deviate from this division, or that includes a rezone, new <i>land use plan</i> , or <i>land use plan</i> amendment	<u>132.1502</u> <u>132.1505</u> <u>132.1510</u> <u>132.1515</u> <u>132.1520</u> <u>132.1525</u> <u>132.1545</u> <u>132.1550</u>	Site Development Permit/ Process Five

#### **§132.1505 Development Review for Compatibility**

- (a) Properties located within this overlay zone are designated as either Review Area 1 or Review Area 2 for a particular airport as identified on adopted airport influence area maps, filed in the office of the City Clerk.
- (b) New *development* or expansion of existing *development* within this overlay zone shall be subject to review for compatibility as follows:
  - (1) Properties located within Review Area 1 shall comply with the noise, safety, and airspace protection compatibility requirements in Sections 132.1510 through 132.1520, and with the aircraft overflight notification requirements in accordance with Section 132.1525.
    - (A) New *structures* shall take advantage of the topography and other site design features to minimize noise impacts and safety hazards.
    - (B) The amount of new outdoor recreational space or other new outdoor activity areas where individuals would be subject to high levels of noise shall be minimized.
  - (2) Properties located within Review Area 2 shall comply with the airspace protection compatibility requirements in accordance with Section 132.1520 and the aircraft overflight notification requirements in accordance with Section 132.1525.

(c) The following shall be exempt from the requirements of this Division:

- (1) New development that is limited to interior modifications or repairs, or any exterior repairs or maintenance, that does not increase the density, floor area ratio, height, or non-residential occupancy of an existing building, or
- (2) A Special Event approved in accordance with Chapter 2, Article 2, Division 40.

(d) Marine Corps Air Station Miramar

Properties with restricted use easements administered by the Department of Navy on behalf of the United States of America are subject to Marine Corps review for conformance. Prior to the issuance of a permit for development, the applicant shall submit documentation from the Marine Corps stating that the development is in conformance with the restrictive use easement designated on the property.

#### **§132.1510 Noise Compatibility**

Noise compatibility between airport operations and proposed development within Review Area 1 of this overlay zone shall be evaluated as follows:

- (a) Aircraft noise exposure is identified on Airport Land Use Compatibility Plan community noise equivalent level (CNEL) noise contour maps prepared and adopted by the Airport Land Use Commission for each airport, and filed in the office of the City Clerk. Adopted noise contour maps shall be used to determine land use compatibility in accordance with Section 132.1510(b).
- (b) Development in an airport influence area shall be considered noise compatible where:
  - (1) The proposed development is consistent with the use regulations of the underlying base zone, and
  - (2) The proposed development is permitted within the applicable noise exposure range in Noise Compatibility Criteria Table 132-15C that corresponds to the identified aircraft noise exposure for the proposed location.
- (c) Where noise attenuation is required for compatibility, the applicant shall demonstrate to the satisfaction of the City Manager that all interior spaces exposed to exterior aircraft noise sources will achieve the indoor noise

level indicated.

- (d) Only aircraft-related noise shall be considered in determining compliance with Table 132-15C, except as otherwise required by the California Building Code for hotel/motel and multiple dwelling unit residential development.
- (e) Applicability to parcels with multiple noise contours
  - (1) Noise compatibility shall be evaluated based on the location of individual buildings.
  - (2) Where multiple noise exposure ranges in Table 132-15C would apply to a proposed building location, noise compatibility shall be determined as follows:
    - (A) Within the Miramar airport influence area, the higher CNEL range shall apply.
    - (B) Within the Brown Field and Montgomery Field airport influence areas, the noise exposure range that applies to 75 percent of the building shall apply.
- (f) Where an applicant disputes the City Manager's determination of use category for a proposed development, an applicant may request an interpretation by the Planning Commission in accordance with Section 131.0110(b).

#### **Legend for Table 132-15C**

Symbol In Table 132-15C	Description Of Symbol
P	Use or use category is compatible with the identified exterior noise exposure level, and is permitted subject to the regulations of the underlying base zone. Regulations pertaining to a specific use may be referenced.
-	Use or use category is incompatible with the identified exterior noise exposure level and is not permitted.

#### **Table 132-15C** **Noise Compatibility Criteria**

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Exterior Noise Exposure (dB CNEL)			
	60-65	65-70	70-75	75-80
<b>Open Space</b>				

**Comment [a3j2]:** One noise table would be used for consistent review of noise compatibility for all airport influence areas within the City's jurisdiction.

<u>Active Recreation</u>	P	P <sup>1</sup>	z	z
<u>Passive Recreation</u>	P <sup>1</sup>	z	z	z
<u>Natural Resources Preservation</u>	P	P	P	P
<u>Park Maintenance Facilities</u>	P	P	z	z
<b><u>Agriculture</u></b>				
<u>Agricultural Processing</u>	P	P	P	z
<u>Aquaculture Facilities</u>	P	P	P	z
<u>Dairies</u>	P	P	P	z
<u>Horticulture Nurseries &amp; Greenhouses</u>	P	P	P	z
<u>Raising &amp; Harvesting of Crops</u>	P	P	P	z
<u>Raising, Maintaining &amp; Keeping of Animals</u>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	z
<b><u>Separately Regulated Agriculture Uses</u></b>				
<u>Agricultural Equipment Repair Shops</u>	P	P	P <sup>2</sup>	z
<u>Commercial Stables</u>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	z
<u>Community Gardens</u>	P	P	P	z
<u>Equestrian Show &amp; Exhibition Facilities</u>	P	P <sup>1</sup>	z	z
<u>Open Air Markets for the Sale of Agriculture-Related Products &amp; Flowers</u>	P	P <sup>1</sup>	z	z
<b><u>Residential</u></b>				
<u>Mobilehome Parks</u>	P <sup>3</sup>	z	z	z
<u>Multiple Dwelling Units</u>	P <sup>3</sup>	z	z	z
<u>Rooming House</u> [See Section 131.0112(a)(3)(A)]	P <sup>3</sup>	z	z	z
<u>Single Dwelling Units</u>	P <sup>3</sup>	z	z	z
<b><u>Separately Regulated Residential Uses</u></b>				
<u>Boarder &amp; Lodger Accommodations</u>	Classify with primary use			
<u>Companion Units</u>	P <sup>3</sup>	z	z	z
<u>Employee Housing</u>	P <sup>3</sup>	z	z	z
<u>Fraternities, Sororities and Student Dormitories</u>	P <sup>3</sup>	z	z	z
<u>Garage, Yard, &amp; Estate Sales</u>	Classify with primary use			
<u>Guest Quarters</u>	P <sup>3</sup>	z	z	z
<u>Home Occupations</u>	Classify with primary use			
<u>Housing for Senior Citizens</u>	P <sup>3</sup>	z	z	z
<u>Live/Work Quarters</u>	P <sup>3</sup>	z	z	z
<b><u>Residential Care Facilities:</u></b>				
<u>6 or Fewer Persons</u>	P <sup>3</sup>	z	z	z
<u>7 or More Persons</u>	P <sup>3</sup>	z	z	z
<b><u>Transitional Housing:</u></b>				
<u>6 or Fewer Persons</u>	P <sup>3</sup>	z	z	z
<u>7 or More Persons</u>	P <sup>3</sup>	z	z	z

Watchkeeper Quarters	Classify with primary use			
<b>Institutional</b>				
<b><u>Separately Regulated Institutional Uses</u></b>				
Airports	P	P	P	P
Botanical Gardens & Arboretums	P	P	P	z
Cemeteries, Mausoleums, Crematories	P	P	P <sup>1,3</sup>	z
Churches & Places of Religious Assembly	P <sup>3</sup>	z	z	z
Correctional Placement Centers	P <sup>3</sup>	P <sup>3</sup>	z	z
<b><u>Educational Facilities:</u></b>				
Kindergarten through Grade 12	P <sup>3</sup>	z	z	z
Colleges / Universities	P <sup>3</sup>	P <sup>3</sup>	z	z
Vocational / Trade School	P <sup>3</sup>	P <sup>3</sup>	z	z
Energy Generation & Distribution Facilities	P	P	P	P
Exhibit Halls & Convention Facilities	P	P <sup>3</sup>	P <sup>3</sup>	z
Flood Control Facilities	P	P	P	P
<i>Historical Buildings Used for Purposes Not Otherwise Allowed</i>	Classify with primary use			
<b><u>Homeless Facilities:</u></b>				
Congregate Meal Facilities	P	P <sup>2</sup>	P <sup>2,A</sup>	z
Emergency Shelters	P <sup>3</sup>	P <sup>3</sup>	z	z
Homeless Day Centers	P	P <sup>2</sup>	P <sup>2</sup>	z
Hospitals, Intermediate Care Facilities & Nursing Facilities	P <sup>3</sup>	z	z	z
Interpretive Centers	P <sup>3</sup>	z	z	z
Museums	P <sup>3</sup>	z	z	z
Major Transmission, Relay, or Communications Switching Stations	P	P	P	P
Satellite Antennas	P	P	P	P
Social Service Institutions	P	P <sup>2</sup>	P <sup>2</sup>	z
Wireless communication facility	P	P	P	P
<b>Sales</b>				
<b><u>Building Supplies &amp; Equipment</u></b>	P	P <sup>2</sup>	P <sup>2,4</sup>	z
<b><u>Food, Beverages and Groceries</u></b>	P	P <sup>2</sup>	P <sup>2,4</sup>	z
<b><u>Consumer Goods, Furniture, Appliances, Equipment</u></b>	P	P <sup>2</sup>	P <sup>2,4</sup>	z
<b><u>Pets &amp; Pet Supplies</u></b>	P	P <sup>2</sup>	P <sup>2,4</sup>	z
<b><u>Sundries, Pharmaceuticals, &amp; Convenience Sales</u></b>	P	P <sup>2</sup>	P <sup>2,4</sup>	z
<b><u>Wearing Apparel &amp; Accessories</u></b>	P	P <sup>2</sup>	P <sup>2,4</sup>	z
<b><u>Separately Regulated Sales Uses</u></b>				
Agriculture Related Supplies & Equipment	P	P <sup>2</sup>	P <sup>2,4</sup>	z
Alcoholic Beverage Outlets	P	P <sup>2</sup>	P <sup>2,4</sup>	z
Plant Nurseries	P	P <sup>2</sup>	P <sup>2,4</sup>	z
Swap Meets & Other Large Outdoor Retail Facilities	P	P <sup>1</sup>	z	z

<b>Commercial Services</b>				
<u>Building Services</u>	<u>P</u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	<u>z</u>
<u>Business Support</u>	<u>P</u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	<u>z</u>
<u>Eating &amp; Drinking Establishments</u>	<u>P</u>	<u>P<sup>2</sup></u>	<u>P<sup>2,4</sup></u>	<u>z</u>
<u>Financial Institutions</u>	<u>P</u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	<u>z</u>
<u>Funeral &amp; Mortuary Services</u>	<u>P</u>	<u>P<sup>2</sup></u>	<u>P<sup>2,4</sup></u>	<u>z</u>
<u>Maintenance &amp; Repair</u>	<u>P</u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	<u>z</u>
<u>Off-Site Services</u>	<u>P</u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	<u>z</u>
<u>Personal Services</u>	<u>P</u>	<u>P<sup>2</sup></u>	<u>P<sup>2,4</sup></u>	<u>z</u>
<u>Radio &amp; Television Studios</u>	<u>P</u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	<u>z</u>
<u>Assembly &amp; Entertainment</u>	<u>P</u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	<u>z</u>
<u>Visitor Accommodations</u>	<u>P<sup>3</sup></u>	<u>P<sup>3</sup></u>	<u>P<sup>3</sup></u>	<u>z</u>
<b>Separately Regulated Commercial Services Uses</b>				
<u>Adult Entertainment Establishments:</u>				
<u>Adult Book Store</u>	<u>P</u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	<u>z</u>
<u>Adult Cabaret</u>	<u>P</u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	<u>z</u>
<u>Adult Drive-In Theater</u>	<u>P</u>	<u>P<sup>1,2</sup></u>	<u>z</u>	<u>z</u>
<u>Adult Mini-Motion Picture Theater</u>	<u>P</u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	<u>z</u>
<u>Adult Model Studio</u>	<u>P</u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	<u>z</u>
<u>Adult Motel</u>	<u>P<sup>3</sup></u>	<u>P<sup>3</sup></u>	<u>P<sup>3</sup></u>	<u>z</u>
<u>Adult Motion Picture Theater</u>	<u>P</u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	<u>z</u>
<u>Adult Peep Show Theater</u>	<u>P</u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	<u>z</u>
<u>Adult Theater</u>	<u>P</u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	<u>z</u>
<u>Body Painting Studio</u>	<u>P</u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	<u>z</u>
<u>Massage Establishment</u>	<u>P</u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	<u>z</u>
<u>Sexual Encounter Establishment</u>	<u>P</u>	<u>P<sup>2</sup></u>	<u>P<sup>2</sup></u>	<u>z</u>
<u>Bed &amp; Breakfast Establishments:</u>				
<u>1-2 Guest Rooms</u>	<u>P<sup>3</sup></u>	<u>P<sup>3</sup></u>	<u>z</u>	<u>z</u>
<u>3-5 Guest Rooms</u>	<u>P<sup>3</sup></u>	<u>P<sup>3</sup></u>	<u>z</u>	<u>z</u>
<u>6+ Guest Rooms</u>	<u>P<sup>3</sup></u>	<u>P<sup>3</sup></u>	<u>z</u>	<u>z</u>
<u>Boarding Kennels</u>	<u>P<sup>1</sup></u>	<u>P<sup>1,2</sup></u>	<u>P<sup>2,4</sup></u>	<u>z</u>
<u>Camping Parks</u>	<u>P</u>	<u>z</u>	<u>z</u>	<u>z</u>
<u>Child Care Facilities:</u>				
<u>Child Care Centers</u>	<u>P<sup>3</sup></u>	<u>z</u>	<u>z</u>	<u>z</u>
<u>Large Family Day Care Homes</u>	<u>P<sup>3</sup></u>	<u>z</u>	<u>z</u>	<u>z</u>
<u>Small Family Day Care Homes</u>	<u>P<sup>3</sup></u>	<u>z</u>	<u>z</u>	<u>z</u>
<u>Eating and Drinking Establishments Abutting Residentially Zoned Property</u>	<u>P</u>	<u>P<sup>2</sup></u>	<u>P<sup>2,4</sup></u>	<u>z</u>
<u>Fairgrounds</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>z</u>	<u>z</u>
<u>Golf Courses, Driving Ranges, and Pitch &amp; Putt Courses</u>	<u>P</u>	<u>P<sup>1</sup></u>	<u>z</u>	<u>z</u>

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<u>Helicopter Landing Facilities</u>	P	P	P	P
<u>Instructional Studios</u>	P	P <sup>2</sup>	P <sup>2</sup>	z
<u>Massage Establishments, Specialized Practice</u>	P	P <sup>2</sup>	P <sup>2,4</sup>	z
<u>Nightclubs &amp; Bars over 5,000 square feet in size</u>	P	P <sup>2</sup>	P <sup>2,4</sup>	z
<u>Parking Facilities as a <i>Primary Use</i>:</u>				
<u>Permanent Parking Facilities</u>	P	P	P	z
<u>Temporary Parking Facilities</u>	P	P	P	z
<u>Private Clubs, Lodges and Fraternal Organizations</u>	P	P <sup>2</sup>	P <sup>2</sup>	z
<u>Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size<sup>(4)</sup></u>	P	P <sup>1</sup>	z	z
<u>Pushcarts</u>	P	P	P	z
<u>Recycling Facilities:</u>				
<u>Large Collection Facility</u>	P	P	P	z
<u>Small Collection Facility</u>	P	P	P	z
<u>Large Construction &amp; Demolition Debris Recycling Facility</u>	P	P	P	z
<u>Small Construction &amp; Demolition Debris Recycling Facility</u>	P	P	P	z
<u>Drop-off Facility</u>	P	P	P	P
<u>Green Materials Composting Facility</u>	P	P	P	z
<u>Mixed Organic Composting Facility</u>	P	P	P	z
<u>Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial &amp; Industrial Traffic</u>	P	P	P	z
<u>Large Processing Facility Accepting All Types of Traffic</u>	P	P	P	z
<u>Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial &amp; Industrial Traffic</u>	P	P	P	z
<u>Small Processing Facility Accepting All Types of Traffic</u>	P	P	P	z
<u>Reverse Vending Machines</u>	P	P	P	P
<u>Tire Processing Facility</u>	P	P	P	z
<u>Sidewalk Cafes</u>	P	P	z	z
<u>Sports Arenas &amp; Stadiums</u>	P	P <sup>1,3</sup>	P <sup>1,3,3</sup>	z
<u>Theaters that are outdoor or over 5,000 square feet in size</u>	P <sup>1</sup>	P <sup>1,2</sup>	P <sup>2,4</sup>	z
<u>Urgent Care Facilities</u>	P	P <sup>2</sup>	P <sup>2</sup>	z
<u>Veterinary Clinics &amp; Animal Hospitals</u>	P	P <sup>2</sup>	P <sup>2,4</sup>	z
<u>Zoological Parks</u>	P <sup>1</sup>	P <sup>1</sup>	z	z
<b>Offices</b>				
<b><u>Business &amp; Professional</u></b>	P	P <sup>2</sup>	P <sup>2</sup>	z
<b><u>Government</u></b>	P	P <sup>2</sup>	P <sup>2</sup>	z
<b><u>Medical, Dental, &amp; Health Practitioner</u></b>	P	P <sup>2</sup>	P <sup>2</sup>	z
<b><u>Regional &amp; Corporate Headquarters</u></b>	P	P <sup>2</sup>	P <sup>2</sup>	z
<b><u>Separately Regulated Office Uses</u></b>				

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Real Estate Sales Offices & Model Homes	P	P <sup>2</sup>	P <sup>2</sup>	±
<i>Sex Offender Treatment &amp; Counseling</i>	P	P <sup>2</sup>	P <sup>2</sup>	±
<b>Vehicle &amp; Vehicular Equipment Sales &amp; Service</b>				
<b>Commercial Vehicle Repair &amp; Maintenance</b>	P	P	P <sup>2</sup>	±
<b>Commercial Vehicle Sales &amp; Rentals</b>	P	P	P <sup>2</sup>	±
<b>Personal Vehicle Repair &amp; Maintenance</b>	P	P	P <sup>2</sup>	±
<b>Personal Vehicle Sales &amp; Rentals</b>	P	P	P <sup>2</sup>	±
<b>Vehicle Equipment &amp; Supplies Sales &amp; Rentals</b>	P	P	P <sup>2</sup>	±
<b>Separately Regulated Vehicle &amp; Vehicular Equipment Sales &amp; Service Uses</b>				
<i>Automobile Service Stations</i>	P	P	P <sup>2</sup>	±
<i>Outdoor Storage &amp; Display of New, Unregistered Motor Vehicles as a Primary Use</i>	P	P	P <sup>2</sup>	±
<b>Wholesale, Distribution, Storage</b>				
<b>Equipment &amp; Materials Storage Yards</b>	P	P	P <sup>2</sup>	±
<b>Moving &amp; Storage Facilities</b>	P	P	P <sup>2</sup>	±
<b>Warehouses</b>	P	P	P <sup>2</sup>	±
<b>Wholesale Distribution</b>	P	P	P <sup>2</sup>	±
<b>Separately Regulated Wholesale, Distribution, and Storage Uses</b>				
<i>Impound Storage Yards</i>	P	P	P <sup>2</sup>	±
<i>Junk Yards</i>	P	P	P <sup>2</sup>	±
<i>Temporary Construction Storage Yards Located off-site</i>	P	P	P <sup>2</sup>	±
<b>Industrial</b>				
<b>Heavy Manufacturing</b>	P	P	P <sup>2</sup>	±
<b>Light Manufacturing</b>	P	P	P <sup>2</sup>	±
<b>Marine Industry</b>	P	P	P <sup>2</sup>	±
<b>Research &amp; Development</b>	P	P	P <sup>2</sup>	±
<b>Trucking &amp; Transportation Terminals</b>	P	P	P <sup>2</sup>	±
<b>Separately Regulated Industrial Uses</b>				
<i>Hazardous Waste Research Facility</i>	P	P	P <sup>2</sup>	±
<i>Hazardous Waste Treatment Facility</i>	P	P	P <sup>2</sup>	±
<i>Marine Related Uses Within the Coastal Overlay Zone</i>	P	P	P <sup>2</sup>	±
<i>Mining and Extractive Industries</i>	P	P	P <sup>2</sup>	±
<i>Newspaper Publishing Plants</i>	P	P	P <sup>2</sup>	±
<i>Processing &amp; Packaging of Plant Products &amp; Animal By-products Grown Off-premises</i>	P	P	P <sup>2</sup>	±
<i>Very Heavy Industrial Uses</i>	P	P	P <sup>2</sup>	±
<i>Wrecking &amp; Dismantling of Motor Vehicles</i>	P	P	P <sup>2</sup>	±

Footnotes to Table 132-15C

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<sup>1</sup> The *owner* shall post notice on-site to notify the public that activities may be disrupted by aircraft noise. Uses that are conducted indoors or restricted to private use shall be exempt from this requirement.

<sup>2</sup> Interior spaces exposed to exterior aircraft noise sources shall be attenuated to achieve an indoor noise level of 50 dB CNEL.

<sup>3</sup> Interior spaces exposed to exterior aircraft noise sources shall be attenuated to achieve an indoor noise level of 45 dB CNEL.

<sup>4</sup> This use classification is not permitted for outdoor spaces exposed to aircraft noise greater than 70 dB CNEL.

<sup>5</sup> Outdoor stadiums are not compatible in the 70-75dB CNEL aircraft noise exposure range.

#### **§132.1515 Safety Compatibility**

Safety compatibility between airport operations and proposed *development* within Review Area 1 of this overlay zone shall be evaluated as follows:

- (a) Relative aircraft accident risk exposure for property surrounding an airport is identified on Airport Land Use Compatibility Plan safety zone maps, prepared and adopted by the Airport Land Use Commission for each airport, and filed in the office of the City Clerk. Adopted safety zone maps shall be used to determine land use compatibility in accordance with Section 132.1515(b).
- (b) *Development* in an airport influence area shall be considered compatible with respect to safety where:
  - (1) The proposed *development* is consistent with the regulations of the underlying base zone.
  - (2) The proposed *development* is permitted within the designated safety zone as applicable, and
  - (3) The *development* complies with the maximum residential density and non residential intensity regulations for the safety zone, as measured in accordance with Section 132.1515(c).
  - (4) Compatible *development* may be approved with a Construction Permit (Process One), except where otherwise identified in the applicable safety compatibility table.
- (c) Rules for calculation and measurement of safety compatibility:

(1) Residential development

- (A) The total proposed *density* (including any *density* bonus in accordance with Chapter 14, Article 3, Division 7) for new residential *development* shall comply with the maximum *density* specified in the applicable safety compatibility table.
- (B) For the purpose of this section, the *density* calculation for the proposed *development* may include multiple parcels within the project as a whole.
- (C) Residential *density* limitations shall not be equated to the maximum intensity limits for non-residential uses.

(2) Non-residential development

- (A) For new non-residential *development*, an *applicant* shall demonstrate that the proposed *development* would comply with either the maximum intensity limits (people per acre) or the maximum *floor area ratio* and maximum *lot coverage* where specified in the applicable safety compatibility table.
- (B) Gross *floor area* and *lot coverage* shall be calculated in accordance with Sections 113.0234 and 113.0240. (Parking garages may be excluded from the calculation of *gross floor area*.)
- (C) The number of people associated with a non-residential land use shall be calculated by dividing the square footage that would be occupied by the proposed use by the square feet per occupant typically associated with the proposed use category (as obtained from either the California Building Code or as listed by use category in the applicable safety compatibility table).
- (D) When a building would include uses from more than one use category, the number of people for each proposed use shall be calculated in accordance with Section 132.1515(c)(2) and then added together to determine the total occupancy associated with the proposed non-residential *development*.
- (E) The “people per acre” associated with a non-residential

development is equivalent to the ratio of the estimated occupancy for the development (determined in accordance with Section 132.1515(b)(2)(C)), divided by the size of the premises (in acres).

- (F) Maximum intensities indicated in each safety table below are calculated as people per gross acre on a site wide average. Alternatively, nonresidential intensity may be calculated as people per net acre in which case, a 20 percent increase in the maximum intensity level for the safety zone may be permitted.
- (G) Accessory uses are permitted in accordance with Section 131.0125. Up to 10 percent of the total floor area dedicated to a non-residential accessory use may be exempted from the people per acre calculation where the accessory use is neither:
  - (i) An assembly room greater than 750 square feet of floor area designed to accommodate more than 650 people, nor
  - (ii) An institutional use identified as “not permitted” in the designated safety zone.

(d) An applicant may request approval of a Neighborhood Development Permit (Process Two) for a proposed non-residential development where an alternative method of calculation to Section 132.1515(c)(2) is requested to demonstrate compliance with the maximum people per acre.

- (1) The alternative method of calculation shall be provided in a form to the satisfaction of the City Manager and may include for example an estimate based on the proposed number of parking spaces associated with the development, or an estimate based on a survey of similar uses.
- (2) In such cases, the proposed non-residential development may exceed the maximum floor area ratio specified in the applicable safety compatibility table if the maximum intensity limit is not exceeded.
- (3) The development permit shall specify the maximum intensity limit for the site, and shall require amendment of the development permit in accordance with Section 126.0113 for any future development that would exceed the maximum intensity specified in the permit.

- (4) As a condition of permit approval:
- (A) Occupancy limits more restrictive than California Building Code occupancy standards may be required to be posted on-site for the proposed *development*; and
  - (B) A maximum number of allowable parking spaces may be specified in the permit.
- (e) Where an *applicant* disputes the City Manager's determination of use category for a proposed *development*, an *applicant* may request an interpretation by the Planning Commission in accordance with Section 131.0110(b).
- (f) Safety Compatibility Review for MCAS Miramar:
- (1) Table 132-15D identifies the maximum residential density and non-residential intensity limits for the Accident Potential and Transition safety zones located in the MCAS Miramar airport influence area.
  - (2) New *development* is not permitted in the Clear Zone (zone with the greatest potential for aircraft accidents located immediately beyond the airport runway).
  - (3) Safety compatibility shall be evaluated based on the location of the safety zone boundary line.
- (A) For a parcel located within multiple safety zones:
- (i) The most restrictive safety zone shall apply to uses conducted within a building that is located within multiple safety zones.
  - (ii) Where new non-residential *development* is proposed on a *premise* with multiple safety zones, the maximum *gross floor area* permitted shall be the sum of the *gross floor area* permitted in each of the zones. *Gross floor area* may be redistributed to the least restrictive safety zone.
  - (iii) New mixed use *development* with both residential uses and non residential uses shall comply with both the residential *density* and non-residential intensity criteria as specified.

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(B) For a parcel that contains areas located inside of a designated safety zone and areas exempt from the safety compatibility criteria:

- (i) The area of the entire parcel may be used to calculate the maximum *gross floor area* in accordance with the underlying base zone.
- (ii) Any portion of the *development* located within a designated safety zone, shall comply with the regulations for that safety zone.

#### **Legend for Table 132-15D**

<b>Symbol In Table 132-15D</b>	<b>Description Of Symbol</b>
P	Permitted use. Use or use category is compatible with the identified safety zone without a limitation on maximum people per acre. The use is permitted subject to the regulations of the underlying base zone.
L	Limited use. Use or use category is conditionally compatible with the identified safety zone, and is permitted subject to the regulations of the underlying base zone and other limitations including maximum people per acre.
L/X Percent (Floor Area Ratio)	Limited use. Use or use category is conditionally compatible with the identified safety zone, and is permitted subject to the regulations of the underlying base zone and other limitations including maximum people per acre. The referenced maximum floor area ratio may be used as an equivalent measurement for the maximum people per acre in that safety zone.
SDP	A Site Development Permit is required to evaluate compatibility with the identified safety zone and the specified maximum people per acre. Additional regulations pertaining to a specific use may be referenced.
=	Use or use category is incompatible with the identified safety zone and is not permitted.

**Table 132-15D**  
**Safety Compatibility Criteria for MCAS Miramar**

<b>Use Categories/ Subcategories</b> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<b>APZ I</b>	<b>APZ II</b>	<b>TZ</b>
Maximum People Per Acre	25	50	300
<b>Open Space</b>			
<b>Active Recreation</b>	L <sup>1</sup>	L	P
<b>Passive Recreation</b>	L	L	P
<b>Natural Resources Preservation</b>	P	P	P
<b>Park Maintenance Facilities</b> [1,000 sq ft per person]	L	L	P
<b>Agriculture</b>			
<b>Agricultural Processing</b> [1,000 sq ft per person]	L <sup>57</sup>	P	P

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>APZ I</u>	<u>APZ II</u>	<u>TZ</u>
<u>Maximum People Per Acre</u>	25	50	300
<u>Aquaculture Facilities</u> [1,000 sq ft per person]	<u>L/.57</u>	P	P
<u>Dairies</u> [1,000 sq ft per person]	<u>L/.57</u>	P	P
<u>Horticulture Nurseries &amp; Greenhouses</u> [1,000 sq ft per person]	<u>L/.57</u> <sup>10</sup>	P	P
<u>Raising &amp; Harvesting of Crops</u> [1,000 sq ft per person]	<u>L/.57</u>	P	P
<u>Raising, Maintaining &amp; Keeping of Animals</u> [1,000 sq ft per person]	<u>L/.57</u>	P	P
<u>Separately Regulated Agriculture Uses</u>			
<u>Agricultural Equipment Repair Shops</u> [250 sq ft per person]	z	P	P
<u>Commercial Stables</u> [1,000 sq ft per person]	<u>L/.57</u>	P	P
<u>Community Gardens</u> [1,000 sq ft per person]	L	P	P
<u>Equestrian Show &amp; Exhibition Facilities</u> [15 sq ft per person]	z	z	<u>L</u> <sup>2</sup>
<u>Open Air Markets for the Sale of Agriculture-Related Products &amp; Flowers</u> [250 sq ft per person]	<u>L</u>	<u>L</u>	<u>L</u>
<b><u>Residential</u></b>			
<u>Mobilehome Parks</u>	z	<u>SDP</u> <sup>3</sup>	<u>SDP</u> <sup>3</sup>
<u>Multiple Dwelling Units</u>	z	<u>SDP</u> <sup>3</sup>	<u>SDP</u> <sup>3</sup>
<u>Rooming House</u> [See Section 131.0112(a)(3)(A)]	z	<u>SDP</u> <sup>3</sup>	<u>SDP</u> <sup>3</sup>
<u>Single Dwelling Units</u>	<u>L</u> <sup>11</sup>	<u>SDP</u> <sup>3</sup>	<u>SDP</u> <sup>3</sup>
<u>Separately Regulated Residential Uses</u>			
<u>Boarder &amp; Lodger Accommodations</u>	<u>L</u>	P	P
<u>Companion Units</u>	<u>L</u>	P	P
<u>Employee Housing</u>	z	<u>SDP</u> <sup>3</sup>	<u>SDP</u> <sup>3</sup>
<u>Fraternities, Sororities and Student Dormitories</u>	z	<u>SDP</u> <sup>3</sup>	<u>SDP</u> <sup>3</sup>
<u>Garage, Yard, &amp; Estate Sales</u>	<u>Classify with primary use</u>		
<u>Guest Quarters</u>	<u>L</u>	P	P
<u>Home Occupations</u>	z	P	P
<u>Housing for Senior Citizens</u>	z	<u>SDP</u> <sup>3</sup>	<u>SDP</u> <sup>3</sup>
<u>Live/Work Quarters</u>	z	<u>SDP</u> <sup>3</sup>	<u>SDP</u> <sup>3</sup>
<u>Residential Care Facilities:</u>			
<u>6 or Fewer Persons</u>	<u>L</u>	P	P
<u>7 or More Persons</u>	z	<u>L</u>	<u>L</u>
<u>Transitional Housing:</u>			

<b>Use Categories/ Subcategories</b> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<b>APZ I</b>	<b>APZ II</b>	<b>TZ</b>
<u>Maximum People Per Acre</u>	25	50	300
<u>6 or Fewer Persons</u>	<u>L</u>	<u>P</u>	<u>P</u>
<u>7 or More Persons</u>	<u>z</u>	<u>L</u>	<u>L</u>
<u>Watchkeeper Quarters</u>	<u>z</u>	<u>P</u>	<u>P</u>
<b><u>Institutional</u></b>			
<b><u>Separately Regulated Institutional Uses</u></b>			
<u>Airports</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Botanical Gardens &amp; Arboretums [1,000 sq ft per person]</u>	<u>L</u>	<u>L</u>	<u>P</u>
<u>Cemeteries, Mausoleums, Crematories</u>	<u>L<sup>1</sup></u>	<u>L<sup>1</sup></u>	<u>P</u>
<u>Churches &amp; Places of Religious Assembly [60 sq ft per person]</u>	<u>z</u>	<u>L/.07</u>	<u>L/.42</u>
<u>Correctional Placement Centers</u>	<u>z</u>	<u>z</u>	<u>z</u>
<b><u>Educational Facilities:</u></b>			
<u>Kindergarten through Grade 12</u>	<u>z</u>	<u>z</u>	<u>z</u>
<u>Colleges / Universities</u>	<u>z</u>	<u>z</u>	<u>L</u>
<u>Vocational / Trade School</u>	<u>z</u>	<u>z</u>	<u>L</u>
<u>Energy Generation &amp; Distribution Facilities</u>	<u>P<sup>5</sup></u>	<u>P</u>	<u>P</u>
<u>Exhibit Halls &amp; Convention Facilities [15 sq ft per person]</u>	<u>z</u>	<u>z</u>	<u>L<sup>2</sup></u>
<u>Flood Control Facilities</u>	<u>P</u>	<u>P</u>	<u>P</u>
<b><u>Historical Buildings Used for Purposes Not Otherwise Allowed</u></b>			
<b><u>Homeless Facilities:</u></b>			
<u>Congregate Meal Facilities [60 sq ft per person]</u>	<u>z</u>	<u>L/.07</u>	<u>L/.42</u>
<u>Emergency Shelters [60 sq ft per person]</u>	<u>z</u>	<u>z</u>	<u>P</u>
<u>Homeless Day Centers</u>	<u>z</u>	<u>L/.07</u>	<u>L/.42</u>
<u>Hospitals, Intermediate Care Facilities &amp; Nursing Facilities [240 sq ft per person]</u>	<u>z</u>	<u>z</u>	<u>L/.69<sup>6</sup></u>
<u>Interpretive Centers [60 sq ft per person]</u>	<u>z</u>	<u>L/.07</u>	<u>L/.42<sup>2</sup></u>
<u>Museums [60 sq ft per person]</u>	<u>z</u>	<u>L/.07</u>	<u>L/.42<sup>2</sup></u>
<u>Major Transmission, Relay, or Communications Switching Stations</u>	<u>z</u>	<u>z</u>	<u>P</u>
<u>Satellite Antennas</u>	<u>P<sup>7</sup></u>	<u>P<sup>7</sup></u>	<u>P</u>
<u>Social Service Institutions [215 sq ft per person]</u>	<u>z</u>	<u>z</u>	<u>P</u>
<u>Wireless communication facility</u>	<u>P<sup>7</sup></u>	<u>P<sup>7</sup></u>	<u>P</u>

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>APZ I</u>	<u>APZ II</u>	<u>TZ</u>
Maximum People Per Acre	25	50	300
<b>Sales</b>			
<b>Building Supplies &amp; Equipment</b> [250 sq ft per person]	±	L/20	P
<b>Food, Beverages and Groceries</b> [170 sq ft per person]	±	L/20	P
<b>Consumer Goods, Furniture, Appliances, Equipment</b> [170 sq ft per person]	±	L/20	P
<b>Pets &amp; Pet Supplies</b> [170 sq ft per person]	±	L/20	P
<b>Sundries, Pharmaceuticals, &amp; Convenience Sales</b> [170 sq ft per person]	±	L/20	P
<b>Wearing Apparel &amp; Accessories</b> [170 sq ft per person]	±	L/20	P
<b>Separately Regulated Sales Uses</b>			
Agriculture Related Supplies & Equipment [250 sq ft per person]	L/14	L/29	P
Alcoholic Beverage Outlets [170 sq ft per person]	±	L/20	P
Plant Nurseries [250 sq ft per person]	L/14	L/29	P
Swap Meets & Other Large Outdoor Retail Facilities [250 sq ft per person]	±	L	P
<b>Commercial Services</b>			
<b>Building Services</b> [215 sq ft per person]	±	L/23	P
<b>Business Support</b> [215 sq ft per person]	±	L/23	P
<b>Eating &amp; Drinking Establishments</b> [60 sq ft per person]	±	L/20 <sup>13</sup>	P
<b>Financial Institutions</b> [215 sq ft per person]	±	L/20	P
<b>Funeral &amp; Mortuary Services</b> [215 sq ft per person]	±	L/25	P
<b>Maintenance &amp; Repair</b> [300 sq ft per person]	±	L/25	P
<b>Off-Site Services</b> [215 sq ft per person]	±	L/25	P
<b>Personal Services</b> [200 sq ft per person]	±	L/23	P
<b>Radio &amp; Television Studios</b> [215 sq ft per person]	±	L/25	P
<b>Assembly &amp; Entertainment</b> [60 sq ft per person]	±	L/07	L/42 <sup>2</sup>
<b>Visitor Accommodations</b> [200 sq ft per person]	±	±	P
<b>Separately Regulated Commercial Services Uses</b>			
<b>Adult Entertainment Establishments:</b>			
Adult Book Store [170 sq ft per person]	±	L/20	P
Adult Cabaret [60 sq ft per person]	±	±	P
Adult Drive-In Theater	±	±	L
Adult Mini-Motion Picture Theater	±	L/07	L/42 <sup>2</sup>
Adult Model Studio [60 sq ft per person]	±	L/23	P

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	APZ I	APZ II	TZ
Maximum People Per Acre	25	50	300
Adult Motel [200 sq ft per person]	z	z	P
Adult Motion Picture Theater [15 sq ft per person]	z	L/.07	L/.42 <sup>2</sup>
Adult Peep Show Theater [15 sq ft per person]	z	L/.07	L/.42 <sup>2</sup>
Adult Theater [15 sq ft per person]	z	L/.07	L/.42 <sup>2</sup>
Body Painting Studio [60 sq ft per person]	z	L/.23	P
Massage Establishment [60 sq ft per person]	z	L/.23	P
Sexual Encounter Establishment [60 sq ft per person]	z	L/.23	P
Bed & Breakfast Establishments:			
1-2 Guest Rooms [200 sq ft per person]	z	z	P
3-5 Guest Rooms [200 sq ft per person]	z	z	P
6+ Guest Rooms [200 sq ft per person]	z	z	P
Boarding Kennels [215 sq ft per person]	z	L/.23	P
Camping Parks [60 sq ft per person]	L	L	P
Child Care Facilities:			
Child Care Centers	z	z	z
Large Family Day Care Homes	z	z	P
Small Family Day Care Homes	z	z	P
Eating and Drinking Establishments Abutting Residentially Zoned Property [60 sq ft per person]	z	L/.20 <sup>13</sup>	P
Fairgrounds [15 sq ft per person]	z	z	z
Golf Courses, Driving Ranges, and Pitch & Putt Courses [15 sq ft per person]	L <sup>1</sup>	L	P
Helicopter Landing Facilities	z	z	P
Instructional Studios [60 sq ft per person]	z	L/.07	L/.42
Massage Establishments, Specialized Practice [215 sq ft per person]	z	L/.23	P
Nightclubs & Bars over 5,000 square feet in size [60 sq ft per person]	z	z	P <sup>2</sup>
Parking Facilities as a Primary Use:			
Permanent Parking Facilities	P	P	P
Temporary Parking Facilities	P	P	P
Private Clubs, Lodges and Fraternal Organizations [60 sq ft per person]	z	L/.07	L/.42 <sup>2</sup>
Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size <sup>(4)</sup> [15 sq ft per person]	z	L/.07	L/.42 <sup>2</sup>
Pushcarts [60 sq ft per person]	L	L	P
Recycling Facilities:			
Large Collection Facility	L/.57 <sup>4,8</sup>	L/1.15 <sup>4,8</sup>	P <sup>8</sup>
Small Collection Facility	L/.57 <sup>4,8</sup>	L/1.15 <sup>4,8</sup>	P <sup>8</sup>

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>APZ I</u>	<u>APZ II</u>	<u>TZ</u>
Maximum People Per Acre	25	50	300
Large Construction & Demolition Debris <i>Recycling Facility</i>	L/.57 <sup>4,8</sup>	L/1.15 <sup>4,8</sup>	P <sup>8</sup>
Small Construction & Demolition Debris <i>Recycling Facility</i>	L/.57 <sup>4,8</sup>	L/1.15 <sup>4,8</sup>	P <sup>8</sup>
Drop-off Facility	L/.57 <sup>4,8</sup>	L/1.15 <sup>4,8</sup>	P <sup>8</sup>
Green Materials Composting Facility	L <sup>4,8</sup>	L <sup>4,8</sup>	P <sup>8</sup>
Mixed Organic Composting Facility	L <sup>4,8</sup>	L <sup>4,8</sup>	P
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic	L/.57 <sup>4,8</sup>	L/1.15 <sup>4,8</sup>	P <sup>8</sup>
Large Processing Facility Accepting All Types of Traffic	L/.57 <sup>4,8</sup>	L/1.15 <sup>4,8</sup>	P <sup>8</sup>
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic	L/.57 <sup>4,8</sup>	L/1.15 <sup>4,8</sup>	P <sup>8</sup>
Small Processing Facility Accepting All Types of Traffic	L/.57 <sup>4,8</sup>	L/1.15 <sup>4,8</sup>	P <sup>8</sup>
Reverse Vending Machines	L	L	P
Tire Processing Facility	-	-	L/1.5 <sup>8</sup>
Sidewalk Cafes [60 sq ft per person]	-	-	P
Sports Arenas & Stadiums [15 sq ft per person]	-	-	-
Theaters that are outdoor or over 5,000 square feet in size [15 sq ft per person]	-	L/.07	L/.42 <sup>2</sup>
Urgent Care Facilities [240 sq ft per person]	-	-	P
Veterinary Clinics & Animal Hospitals [240 sq ft per person]	-	L/.23	P
Zoological Parks [15 sq ft per person]	-	-	-
<b>Offices</b>			
<b>Business &amp; Professional</b> [215 sq ft per person]	-	L/.25	P
<b>Government</b> [215 sq ft per person]	-	L/.25	P
<b>Medical, Dental, &amp; Health Practitioner</b> [215 sq ft per person]	-	L/.25	P
<b>Regional &amp; Corporate Headquarters</b> [215 sq ft per person]	-	L/.25	P
<b>Separately Regulated Office Uses</b>			
Real Estate Sales Offices & Model Homes [215 sq ft per person]	-	L/.25	P
Sex Offender Treatment & Counseling [215 sq ft per person]	-	L/.25	P
<b>Vehicle &amp; Vehicular Equipment Sales &amp; Service</b>			
<b>Commercial Vehicle Repair &amp; Maintenance</b> [300 sq ft per person]	L/.17 <sup>9</sup>	L/.34 <sup>9</sup>	P <sup>9</sup>
<b>Commercial Vehicle Sales &amp; Rentals</b> [250 sq ft per person]	L/.14	L/.29	P
<b>Personal Vehicle Repair &amp; Maintenance</b> [300 sq ft per person]	L/.17 <sup>9</sup>	L/.34 <sup>9</sup>	P <sup>9</sup>
<b>Personal Vehicle Sales &amp; Rentals</b> [250 sq ft per person]	L/.14	L/.29	P
<b>Vehicle Equipment &amp; Supplies Sales &amp; Rentals</b> [250 sq ft per person]	-	L/.23	P
<b>Separately Regulated Vehicle &amp; Vehicular Equipment Sales &amp; Service Uses</b>			
Automobile Service Stations [300 sq ft per person]	L/.17 <sup>9</sup>	L/.34 <sup>9</sup>	P <sup>9</sup>
Outdoor Storage & Display of New, Unregistered Motor Vehicles as	L/.14	L/.29	P

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>APZ I</u>	<u>APZ II</u>	<u>TZ</u>
Maximum People Per Acre	25	50	300
a <i>Primary Use</i> [250 sq ft per person]			
<b>Wholesale, Distribution, Storage</b>			
<b>Equipment &amp; Materials Storage Yards</b>	P <sup>8</sup>	P <sup>8</sup>	P
<b>Moving &amp; Storage Facilities</b> [1,000 sq ft per person]	L/.57 <sup>10</sup>	L/1.15	P
<b>Warehouses</b> [1,000 sq ft per person]	L/.57 <sup>10</sup>	L/1.15	P
<b>Wholesale Distribution</b> [1,000 sq ft per person]	L/.57 <sup>10</sup>	L/1.15	P
<b>Separately Regulated Wholesale, Distribution, and Storage Uses</b>			
Impound Storage Yards	P <sup>8</sup>	P <sup>8</sup>	P
Junk Yards	P <sup>8</sup>	P <sup>8</sup>	P
Temporary Construction Storage Yards Located off-site	P <sup>8</sup>	P <sup>8</sup>	P
<b>Industrial</b>			
<b>Heavy Manufacturing</b> [300 sq ft per person]	:-	L/.34 <sup>8</sup>	P
<b>Light Manufacturing</b> [490 sq ft per person]	:-	L/.34 <sup>8</sup>	P
<b>Marine Industry</b> [300 sq ft per person]	:-	L/.34 <sup>8</sup>	P
<b>Research &amp; Development</b> [300 sq ft per person]	:-	L/.34 <sup>8</sup>	P <sup>8</sup>
<b>Trucking &amp; Transportation Terminals</b>	L <sup>9</sup>	L <sup>9</sup>	L <sup>9</sup>
<b>Separately Regulated Industrial Uses</b>			
<i>Hazardous Waste</i> Research Facility	:-	:-	:-
<i>Hazardous Waste</i> Treatment Facility	:-	:-	:-
Marine Related Uses Within the Coastal Overlay Zone [300 sq ft per person]	L	L	P
Mining and Extractive Industries	L <sup>12</sup>	L <sup>12</sup>	P <sup>12</sup>
Newspaper Publishing Plants [490 sq ft per person]	:-	L/.34	P
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises [300 sq ft per person]	:-	L/.34	P
Very Heavy Industrial Uses [215 sq ft per person]	:-	:-	P
Wrecking & Dismantling of Motor Vehicles	L <sup>8</sup>	L <sup>8</sup>	P

Footnotes to Table 132-15D

- 1 Facilities designed to accommodate 50 people or more in a confined space are not permitted.
- 2 Fixed outdoor seating facilities designed to accommodate 300 or more people, or fixed indoor seating facilities designed to accommodate 650 or more people, are not permitted.
- 3 New residential *development* is permitted up to a maximum density of .2 dwelling units per acre in the APZ II Zone, and up to a maximum density of 2 dwelling units per acre in the Transition Zone. Additional density may be requested with a Site Development Permit (up to a maximum of 2 dwelling units per acre in the APZ II

- Zone and up to a maximum 20 dwelling units per acre in the Transition Zone) where buildings would be clustered to provide a maximum amount of open land.
- 4 Facilities shall be designed and operated to avoid attracting birds.
  - 5 Major overhead power lines shall be located underground.
  - 6 New hospitals not permitted. Existing hospitals may expand up to 1.65 floor area ratio.
  - 7 Frequencies shall not interfere with military communications or navigation frequencies.
  - 8 Processing, manufacturing, or storage of bulk quantities of hazardous materials (greater than 10,000 gallons) is not permitted.
  - 9 Fuel storage must be located underground.
  - 10 Identified use categories are subject to maximum lot coverage of 40 percent.
  - 11 New residential subdivision *development* is not permitted in the APZ I zone. However, a new *single dwelling unit* may be developed in accordance with the underlying base zone.
  - 12 The use of explosives is not permitted.
  - 13 In the APZ II zone, individual eating and drinking establishments shall not exceed 1,000 square feet or be located within a freestanding building.

(g) Safety Compatibility Review for Brown Field and Montgomery Field:

- (1) Table 132-15E identifies the maximum residential density and nonresidential intensity limits for each designated safety zone in the Brown Field and Montgomery Field airport influence areas.
- (2) Safety compatibility shall be evaluated based on the location of the safety zone boundary line.
  - (A) For a parcel located within multiple safety zones:
    - (i) The most restrictive safety zone shall apply to uses conducted within a building that is located within multiple safety zones.
    - (ii) Where new non-residential *development* is proposed on a *premise* with multiple safety zones, the maximum *gross floor area* permitted shall be the sum of the *gross floor area* permitted in each of the zones. *Gross floor area* may be redistributed to the least restrictive safety zone even if the maximum intensity, lot coverage, or FAR would be exceeded for that portion of the *development*.
    - (iii) New mixed use *development* with both residential uses and non residential uses shall comply with both

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the residential *density* and non-residential intensity criteria as specified.

(B) For a parcel that contains areas located inside of a designated safety zone and areas exempt from the safety compatibility criteria:

- (i) The area of the entire parcel may be used to calculate the maximum *gross floor area* in accordance with the underlying base zone.
- (ii) Any portion of the *development* located within a designated safety zone, shall comply with the regulations for that safety zone.

#### Legend for Table 132-15E

Symbol In Table 132-15D	Description Of Symbol
P	Permitted use. Use or use category is compatible with the identified safety zone without a limitation on maximum people per acre. The use is permitted subject to the regulations of the underlying base zone.
L	Limited use. Use or use category is conditionally compatible with the identified safety zone, and is permitted subject to the regulations of the underlying base zone and other limitations including maximum people per acre and lot coverage.
L/X Percent (Floor Area Ratio)	Limited use. Use or use category is conditionally compatible with the identified safety zone, and is permitted subject to the regulations of the underlying base zone and other limitations including maximum people per acre. The referenced maximum floor area ratio may be used as an equivalent measurement for the maximum people per acre and lot coverage in that safety zone.
SDP	A Site Development Permit is required to evaluate compatibility with the identified safety zone and the specified maximum people per acre. Additional regulations pertaining to a specific use may be referenced.
±	Use or use category is incompatible with the identified safety zone and is not permitted.

**Table 132-15E**  
**Safety Compatibility Criteria for Brown Field and Montgomery Field**

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone 1	Zone 2	Zone 3
Maximum People Per Acre	0	70	130
Maximum Lot Coverage <sup>11</sup>	N/A	50%	60%
<b><u>Open Space</u></b>			
<b><u>Active Recreation</u></b>	P <sup>1</sup>	L <sup>1</sup>	L <sup>2</sup>
<b><u>Passive Recreation</u></b>	P <sup>1</sup>	P	P
<b><u>Natural Resources Preservation</u></b>	P	P	P

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>Zone 1</u>	<u>Zone 2</u>	<u>Zone 3</u>
Maximum People Per Acre	0	70	130
Maximum Lot Coverage <sup>11</sup>	N/A	50%	60%
<b>Park Maintenance Facilities</b> [1,000 sq ft per person]	P	P	P
<b>Agriculture</b>			
<b>Agricultural Processing</b> [1,000 sq ft per person]	±	P	P
<b>Aquaculture Facilities</b> [1,000 sq ft per person]	±	P	P
<b>Dairies</b> [1,000 sq ft per person]	±	P	P
<b>Horticulture Nurseries &amp; Greenhouses</b> [1,000 sq ft per person]	±	P	P
<b>Raising &amp; Harvesting of Crops</b> [1,000 sq ft per person]	±	P	P
<b>Raising, Maintaining &amp; Keeping of Animals</b> [1,000 sq ft per person]	±	P	P
<b>Separately Regulated Agriculture Uses</b>			
Agricultural Equipment Repair Shops [250 sq ft per person]	±	±	P
Commercial Stables [1,000 sq ft per person]	±	±	P
Community Gardens [1,000 sq ft per person]	±	P	P
Equestrian Show & Exhibition Facilities [15 sq ft per person]	±	±	±
Open Air Markets for the Sale of Agriculture-Related Products & Flowers [250 sq ft per person]	±	L	L
<b>Residential</b>			
<b>Mobilehome Parks</b>	±	±	SDP <sup>4</sup>
<b>Multiple Dwelling Units</b>	±	±	SDP <sup>4</sup>
<b>Rooming House</b> [See Section 131.0112(a)(3)(A)]	±	±	SDP <sup>4</sup>
<b>Single Dwelling Units</b>	±	±	SDP <sup>4</sup>
<b>Separately Regulated Residential Uses</b>			
<b>Boarder &amp; Lodger Accommodations</b>	±	±	P
Companion Units	±	±	P
Employee Housing	±	±	SDP <sup>4</sup>
Fraternities, Sororities and Student Dormitories	±	±	SDP <sup>4</sup>
Garage, Yard, & Estate Sales	Classify with primary use		
Guest Quarters	±	±	P
Home Occupations	±	±	P
Housing for Senior Citizens	±	±	SDP <sup>4</sup>
Live/Work Quarters	±	±	SDP <sup>4</sup>
<b>Residential Care Facilities:</b>			
6 or Fewer Persons	±	±	P
7 or More Persons	±	±	P
Transitional Housing:			

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>Zone 1</u>	<u>Zone 2</u>	<u>Zone 3</u>
Maximum People Per Acre	0	70	130
Maximum Lot Coverage <sup>11</sup>	N/A	50%	60%
6 or Fewer Persons	z	z	P
7 or More Persons	z	z	P
Watchkeeper Quarters	z	z	P
<b><u>Institutional</u></b>			
<b><u>Separately Regulated Institutional Uses</u></b>			
Airports	P	P	P
Botanical Gardens & Arboretums [1,000 sq ft per person]	z	L	L
Cemeteries, Mausoleums, Crematories	z	L	L
Churches & Places of Religious Assembly [60 sq ft per person]	z	L/.08 <sup>2,7</sup>	L/.14 <sup>2</sup>
Correctional Placement Centers	z	z	z
<b><u>Educational Facilities:</u></b>			
Kindergarten through Grade 12	z	z	z
Colleges / Universities	z	z	L
Vocational / Trade School	z	z	L
Energy Generation & Distribution Facilities	z	z	P
Exhibit Halls & Convention Facilities [15 sq ft per person]	z	z	L/.03
Flood Control Facilities	P	P	P
<i>Historical Buildings Used for Purposes Not Otherwise Allowed</i>			
<b><u>Homeless Facilities:</u></b>			
Congregate Meal Facilities [60 sq ft per person]	z	L/.08 <sup>7</sup>	L/.14
Emergency Shelters [60 sq ft per person]	z	z	L
Homeless Day Centers	z	z	L
Hospitals, Intermediate Care Facilities & Nursing Facilities [240 sq ft per person]	z	z	L/.23 <sup>6</sup>
Interpretive Centers [60 sq ft per person]	z	L/.08 <sup>7</sup>	L/.14
Museums [60 sq ft per person]	z	L/.08 <sup>7</sup>	L/.14
Major Transmission, Relay, or Communications Switching Stations	z	z	P
Satellite Antennas	z	P	P
Social Service Institutions [215 sq ft per person]	z	z	L
Wireless communication facility	z	P	P

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>Zone 1</u>	<u>Zone 2</u>	<u>Zone 3</u>
Maximum People Per Acre	0	70	130
Maximum Lot Coverage <sup>11</sup>	N/A	50%	60%
<b>Sales</b>			
<b>Building Supplies &amp; Equipment</b> [250 sq ft per person]	±	L/.34	L
<b>Food, Beverages and Groceries</b> [170 sq ft per person]	±	L/.23 <sup>7</sup>	L
<b>Consumer Goods, Furniture, Appliances, Equipment</b> [170 sq ft per person]	±	L/.23 <sup>7</sup>	L
<b>Pets &amp; Pet Supplies</b> [170 sq ft per person]	±	L/.23 <sup>7</sup>	L
<b>Sundries, Pharmaceuticals, &amp; Convenience Sales</b> [170 sq ft per person]	±	L/.23 <sup>7</sup>	L
<b>Wearing Apparel &amp; Accessories</b> [170 sq ft per person]	±	L/.23 <sup>7</sup>	L
<b>Separately Regulated Sales Uses</b>			
Agriculture Related Supplies & Equipment [250 sq ft per person]	±	L	L
Alcoholic Beverage Outlets [170 sq ft per person]	±	L/.23 <sup>7</sup>	L
Plant Nurseries [250 sq ft per person]	±	L/.34	L
Swap Meets & Other Large Outdoor Retail Facilities [250 sq ft per person]	±	L	P
<b>Commercial Services</b>			
<b>Building Services</b> [215 sq ft per person]	±	L/.30	L/.49
<b>Business Support</b> [215 sq ft per person]	±	L/.30	L/.49
<b>Eating &amp; Drinking Establishments</b> [60 sq ft per person]	±	L/.08 <sup>7</sup>	L/.14
<b>Financial Institutions</b> [215 sq ft per person]	±	L/.30	L/.49
<b>Funeral &amp; Mortuary Services</b> [215 sq ft per person]	±	L/.30	L/.49
<b>Maintenance &amp; Repair</b> [300 sq ft per person]	±	L/.30	L/.49
<b>Off-Site Services</b> [215 sq ft per person]	±	L/.30	L/.49
<b>Personal Services</b> [200 sq ft per person]	±	L/.28	P
<b>Radio &amp; Television Studios</b> [215 sq ft per person]	±	L/.30	L/.49
<b>Assembly &amp; Entertainment</b> [60 sq ft per person]	±	L/.08 <sup>2,7</sup>	L/.14 <sup>2</sup>
<b>Visitor Accommodations</b> [200 sq ft per person]	±	L/.28	L
<b>Separately Regulated Commercial Services Uses</b>			
<b>Adult Entertainment Establishments:</b>			
Adult Book Store [170 sq ft per person]	±	L/.23 <sup>7</sup>	L
Adult Cabaret [60 sq ft per person]	±	L/.08 <sup>7</sup>	L/.14
Adult Drive-In Theater	±	±	L/.03
Adult Mini-Motion Picture Theater	±	±	L/.03
Adult Model Studio [200 sq ft per person]	±	L/.28	P

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>Zone 1</u>	<u>Zone 2</u>	<u>Zone 3</u>
Maximum People Per Acre	0	70	130
Maximum Lot Coverage <sup>11</sup>	N/A	50%	60%
<u>Adult Motel</u> [200 sq ft per person]	⌊	L/28	L
<u>Adult Motion Picture Theater</u> [15 sq ft per person]	⌊	⌊	L/.03
<u>Adult Peep Show Theater</u> [15 sq ft per person]	⌊	⌊	L/.03
<u>Adult Theater</u> [15 sq ft per person]	⌊	⌊	L/.03
<u>Body Painting Studio</u> [200 sq ft per person]	⌊	L/28	P
<u>Massage Establishment</u> [200 sq ft per person]	⌊	L/28	P
<u>Sexual Encounter Establishment</u> [200 sq ft per person]	⌊	L/28	P
<u>Bed &amp; Breakfast Establishments:</u>			
1-2 Guest Rooms [200 sq ft per person]	⌊	L	L
3-5 Guest Rooms [200 sq ft per person]	⌊	L	L
6+ Guest Rooms [200 sq ft per person]	⌊	⌊	L
<u>Boarding Kennels</u> [215 sq ft per person]	⌊	L/30	L/49
<u>Camping Parks</u>	⌊	P	P
<u>Child Care Facilities:</u>			
<u>Child Care Centers</u>	⌊	⌊	⌊
<u>Large Family Day Care Homes</u>	⌊	⌊	P
<u>Small Family Day Care Homes</u>	⌊	⌊	P
<u>Eating and Drinking Establishments Abutting Residentially Zoned Property</u> [60 sq ft per person]	⌊	L/.08 <sup>7</sup>	L/.14
<u>Fairgrounds</u> [15 sq ft per person]	⌊	⌊	⌊
<u>Golf Courses, Driving Ranges, and Pitch &amp; Putt Courses</u> [15 sq ft per person]	⌊	L	P
<u>Helicopter Landing Facilities</u>	⌊	⌊	P
<u>Instructional Studios</u> [60 sq ft per person]	⌊	L/.08 <sup>7</sup>	L/.14
<u>Massage Establishments, Specialized Practice</u> [200 sq ft per person]	⌊	L/28	P
<u>Nightclubs &amp; Bars over 5,000 square feet in size</u> [60 sq ft per person]	⌊	L/.08 <sup>7</sup>	L/.14
<u>Parking Facilities as a Primary Use:</u>			
<u>Permanent Parking Facilities</u>	P <sup>5</sup>	P	P
<u>Temporary Parking Facilities</u>	P <sup>5</sup>	P	P
<u>Private Clubs, Lodges and Fraternal Organizations</u> [60 sq ft per person]	⌊	L/.08 <sup>7</sup>	L/.14
<u>Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size</u> <sup>(4)</sup> [15 sq ft per person]	⌊	⌊	L/.03 <sup>2</sup>
<u>Pushcarts</u> [60 sq ft per person]	⌊	P	P
<u>Recycling Facilities:</u>			
<u>Large Collection Facility</u>	⌊	P	P

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>Zone 1</u>	<u>Zone 2</u>	<u>Zone 3</u>
Maximum People Per Acre	0	70	130
Maximum Lot Coverage <sup>11</sup>	N/A	50%	60%
Small Collection Facility	±	P	P
Large Construction & Demolition Debris <i>Recycling Facility</i>	±	P	P
Small Construction & Demolition Debris <i>Recycling Facility</i>	±	P	P
Drop-off Facility	±	P	P
Green Materials Composting Facility	±	P	P
Mixed Organic Composting Facility	±	P	P
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic	±	P	P
Large Processing Facility Accepting All Types of Traffic	±	P	P
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic	±	P	P
Small Processing Facility Accepting All Types of Traffic	±	P	P
Reverse Vending Machines	±	P	P
Tire Processing Facility	±	P	P
Sidewalk Cafes [60 sq ft per person]	±	±	L/.14
Sports Arenas & Stadiums [15 sq ft per person]	±	±	±
Theaters that are outdoor or over 5,000 square feet in size [15 sq ft per person]	±	±	L/.03
Urgent Care Facilities [240 sq ft per person]	±	L/.30	L/.49
Veterinary Clinics & Animal Hospitals [240 sq ft per person]	±	L/.30	L/.49
Zoological Parks [15 sq ft per person]	±	±	±
<b>Offices</b>			
<b>Business &amp; Professional</b> [215 sq ft per person]	±	L/.30	L/.49
<b>Government</b> [215 sq ft per person]	±	L/.30	L/.49
<b>Medical, Dental, &amp; Health Practitioner</b> [215 sq ft per person]	±	L/.30	L/.49
<b>Regional &amp; Corporate Headquarters</b> [215 sq ft per person]	±	L/.30	L/.49
<b>Separately Regulated Office Uses</b>			
Real Estate Sales Offices & Model Homes [215 sq ft per person]	±	L/.30	L/.49
Sex Offender Treatment & Counseling [215 sq ft per person]	±	L/.30	L/.49
<b>Vehicle &amp; Vehicular Equipment Sales &amp; Service</b>			
<b>Commercial Vehicle Repair &amp; Maintenance</b> [300 sq ft per person]	±	P	P
<b>Commercial Vehicle Sales &amp; Rentals</b> [250 sq ft per person]	±	L/.34	P
<b>Personal Vehicle Repair &amp; Maintenance</b> [300 sq ft per person]	±	P	P
<b>Personal Vehicle Sales &amp; Rentals</b> [250 sq ft per person]	±	L/.34	P
<b>Vehicle Equipment &amp; Supplies Sales &amp; Rentals</b> [250 sq ft per person]	±	P	P
<b>Separately Regulated Vehicle &amp; Vehicular Equipment Sales &amp; Service Uses</b>			

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<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>Zone 1</u>	<u>Zone 2</u>	<u>Zone 3</u>
Maximum People Per Acre	0	70	130
Maximum Lot Coverage <sup>11</sup>	N/A	50%	60%
Automobile Service Stations [300 sq ft per person]	⌊	P	P
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a <i>Primary Use</i> [250 sq ft per person]	⌊	L/34	P
<b>Wholesale, Distribution, Storage</b>			
Equipment & Materials Storage Yards	P	P	P
Moving & Storage Facilities [1,000 sq ft per person]	⌊	P	P
Warehouses [1,000 sq ft per person]	⌊	P	P
Wholesale Distribution [1,000 sq ft per person]	⌊	P	P
<b>Separately Regulated Wholesale, Distribution, and Storage Uses</b>			
Impound Storage Yards	P	P	P
Junk Yards	P	P	P
Temporary Construction Storage Yards Located off-site	P	P	P
<b>Industrial</b>			
Heavy Manufacturing [300 sq ft per person]	⌊	L/34 <sup>8</sup>	P
Light Manufacturing [490 sq ft per person]	⌊	L/34 <sup>8</sup>	P
Marine Industry [300 sq ft per person]	⌊	L/34 <sup>8</sup>	P
Research & Development [300 sq ft per person]	⌊	L/34 <sup>8</sup>	P <sup>8</sup>
Trucking & Transportation Terminals	⌊	P <sup>9</sup>	P
<b>Separately Regulated Industrial Uses</b>			
Hazardous Waste Research Facility	⌊	⌊	⌊
Hazardous Waste Treatment Facility	⌊	⌊	⌊
Marine Related Uses Within the Coastal Overlay Zone [300 sq ft per person]	⌊	L	P
Mining and Extractive Industries	⌊	L <sup>10</sup>	P <sup>10</sup>
Newspaper Publishing Plants [490 sq ft per person]	⌊	L/34	P
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises [300 sq ft per person]	⌊	L/34	P
Very Heavy Industrial Uses [215 sq ft per person]	⌊	⌊	P
Wrecking & Dismantling of Motor Vehicles	P <sup>8</sup>	L <sup>8</sup>	P

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>Zone 4</u>	<u>Zone 5</u>	<u>Zone 6</u>
Maximum People Per Acre	130	200	No limit
Maximum Lot Coverage <sup>11</sup>	70%	70%	N/A
<b>Open Space</b>			

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>Zone 4</u>	<u>Zone 5</u>	<u>Zone 6</u>
Maximum People Per Acre	130	200	No limit
Maximum Lot Coverage <sup>11</sup>	70%	70%	N/A
<b>Active Recreation</b>	<u>L<sup>2</sup></u>	<u>L<sup>1</sup></u>	<u>P<sup>2,3</sup></u>
<b>Passive Recreation</b>	<u>P</u>	<u>P</u>	<u>P</u>
<b>Natural Resources Preservation</b>	<u>P</u>	<u>P</u>	<u>P</u>
<b>Park Maintenance Facilities</b> [1,000 sq ft per person]	<u>P</u>	<u>P</u>	<u>P</u>
<b>Agriculture</b>			
<b>Agricultural Processing</b> [1,000 sq ft per person]	<u>P</u>	<u>P</u>	<u>P</u>
<b>Aquaculture Facilities</b> [1,000 sq ft per person]	<u>P</u>	<u>P</u>	<u>P</u>
<b>Dairies</b> [1,000 sq ft per person]	<u>P</u>	<u>P</u>	<u>P</u>
<b>Horticulture Nurseries &amp; Greenhouses</b> [1,000 sq ft per person]	<u>P</u>	<u>P</u>	<u>P</u>
<b>Raising &amp; Harvesting of Crops</b> [1,000 sq ft per person]	<u>P</u>	<u>P</u>	<u>P</u>
<b>Raising, Maintaining &amp; Keeping of Animals</b> [1,000 sq ft per person]	<u>P</u>	<u>P</u>	<u>P</u>
<b>Separately Regulated Agriculture Uses</b>			
Agricultural Equipment Repair Shops [250 sq ft per person]	<u>P</u>	<u>P</u>	<u>P</u>
Commercial Stables [1,000 sq ft per person]	<u>P</u>	<u>P</u>	<u>P</u>
Community Gardens [1,000 sq ft per person]	<u>P</u>	<u>P</u>	<u>P</u>
Equestrian Show & Exhibition Facilities [15 sq ft per person]	<u>z</u>	<u>z</u>	<u>P<sup>3</sup></u>
Open Air Markets for the Sale of Agriculture-Related Products & Flowers [250 sq ft per person]	<u>L</u>	<u>L</u>	<u>P</u>
<b>Residential</b>			
<b>Mobilehome Parks</b>	<u>SDP<sup>4</sup></u>	<u>z</u>	<u>SDP<sup>4</sup></u>
<b>Multiple Dwelling Units</b>	<u>SDP<sup>4</sup></u>	<u>z</u>	<u>SDP<sup>4</sup></u>
<b>Rooming House</b> [See Section 131.0112(a)(3)(A)]	<u>SDP<sup>4</sup></u>	<u>z</u>	<u>SDP<sup>4</sup></u>
<b>Single Dwelling Units</b>	<u>SDP<sup>4</sup></u>	<u>z</u>	<u>SDP<sup>4</sup></u>
<b>Separately Regulated Residential Uses</b>			
<b>Boarder &amp; Lodger Accommodations</b>	<u>P</u>	<u>z</u>	<u>P</u>
<b>Companion Units</b>	<u>P</u>	<u>z</u>	<u>P</u>
<b>Employee Housing</b>	<u>SDP<sup>4</sup></u>	<u>z</u>	<u>SDP<sup>4</sup></u>
<b>Fraternities, Sororities and Student Dormitories</b>	<u>SDP<sup>4</sup></u>	<u>z</u>	<u>SDP<sup>4</sup></u>
Garage, Yard, & Estate Sales	Classify with primary use		
Guest Quarters	<u>P</u>	<u>z</u>	<u>P</u>
Home Occupations	<u>P</u>	<u>z</u>	<u>P</u>
Housing for Senior Citizens	<u>SDP<sup>4</sup></u>	<u>z</u>	<u>SDP<sup>4</sup></u>
Live/Work Quarters	<u>SDP<sup>4</sup></u>	<u>z</u>	<u>SDP<sup>4</sup></u>
<b>Residential Care Facilities:</b>			
6 or Fewer Persons	<u>P</u>	<u>z</u>	<u>P</u>

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>Zone 4</u>	<u>Zone 5</u>	<u>Zone 6</u>
Maximum People Per Acre	130	200	No limit
Maximum Lot Coverage <sup>11</sup>	70%	70%	N/A
7 or More Persons	P	z	P
Transitional Housing:			
6 or Fewer Persons	P	z	P
7 or More Persons	P	z	P
Watchkeeper Quarters	P	z	P
<b><u>Institutional</u></b>			
<b><u>Separately Regulated Institutional Uses</u></b>			
Airports	P	P	P
Botanical Gardens & Arboretums [1,000 sq ft per person]	P	P	P
Cemeteries, Mausoleums, Crematories	P	P	P
Churches & Places of Religious Assembly [60 sq ft per person]	L/.14	L/.21	P
Correctional Placement Centers	z	z	P
<b><u>Educational Facilities:</u></b>			
Kindergarten through Grade 12	z	z	P
Colleges / Universities	L	z	P
Vocational / Trade School	L	z	P
Energy Generation & Distribution Facilities	P	z	P
Exhibit Halls & Convention Facilities [15 sq ft per person]	L/.03	z	P <sup>2,3</sup>
Flood Control Facilities	P	P	P
<i>Historical Buildings Used for Purposes Not Otherwise Allowed</i>			
<b><u>Homeless Facilities:</u></b>			
Congregate Meal Facilities [60 sq ft per person]	L/.14	L/.21	P
Emergency Shelters [60 sq ft per person]	L	z	P
Homeless Day Centers	L	z	P
Hospitals, Intermediate Care Facilities & Nursing Facilities [240 sq ft per person]	L/.23 <sup>6</sup>	z	P
Interpretive Centers [60 sq ft per person]	L/.14 <sup>2</sup>	L/.21 <sup>2</sup>	P
Museums [60 sq ft per person]	L/.14 <sup>2</sup>	L/.21 <sup>2</sup>	P
Major Transmission, Relay, or Communications Switching Stations	P	z	P
Satellite Antennas	P	P	P
Social Service Institutions [215 sq ft per person]	L	L	P
Wireless communication facility	P	P	P

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<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>Zone 4</u>	<u>Zone 5</u>	<u>Zone 6</u>
Maximum People Per Acre	130	200	No limit
Maximum Lot Coverage <sup>11</sup>	70%	70%	N/A
<b>Sales</b>			
<b>Building Supplies &amp; Equipment</b> [250 sq ft per person]	L	L/.59	P
<b>Food, Beverages and Groceries</b> [170 sq ft per person]	L	L/.59	P
<b>Consumer Goods, Furniture, Appliances, Equipment</b> [170 sq ft per person]	L	L/.59	P
<b>Pets &amp; Pet Supplies</b> [170 sq ft per person]	L	L/.59	P
<b>Sundries, Pharmaceuticals, &amp; Convenience Sales</b> [170 sq ft per person]	L	L/.59	P
<b>Wearing Apparel &amp; Accessories</b> [170 sq ft per person]	L	L/.59	P
<b>Separately Regulated Sales Uses</b>			
Agriculture Related Supplies & Equipment [250 sq ft per person]	L	L	P
Alcoholic Beverage Outlets [170 sq ft per person]	L	L/.59	P
Plant Nurseries [250 sq ft per person]	L	L	P
Swap Meets & Other Large Outdoor Retail Facilities [250 sq ft per person]	L	L	P
<b>Commercial Services</b>			
<b>Building Services</b> [215 sq ft per person]	L/.49	L/.74	P
<b>Business Support</b> [215 sq ft per person]	L/.49	L/.74	P
<b>Eating &amp; Drinking Establishments</b> [60 sq ft per person]	L/.14	L/.21	P
<b>Financial Institutions</b> [215 sq ft per person]	z	L/.20	P
<b>Funeral &amp; Mortuary Services</b> [215 sq ft per person]	z	L/.25	P
<b>Maintenance &amp; Repair</b> [300 sq ft per person]	z	L/.25	P
<b>Off-Site Services</b> [215 sq ft per person]	z	L/.25	P
<b>Personal Services</b> [200 sq ft per person]	z	L/.23	P
<b>Radio &amp; Television Studios</b> [215 sq ft per person]	z	L/.25	P
<b>Assembly &amp; Entertainment</b> [60 sq ft per person]	z	L/.07	L/.42 <sup>2,3</sup>
<b>Visitor Accommodations</b> [200 sq ft per person]	z	z	P
<b>Separately Regulated Commercial Services Uses</b>			
<b>Adult Entertainment Establishments:</b>			
Adult Book Store [170 sq ft per person]	L	L/.59	P
Adult Cabaret [60 sq ft per person]	L/.14	L/.21	P
Adult Drive-In Theater	L/.03	z	P
Adult Mini-Motion Picture Theater	L/.03	z	P
Adult Model Studio [60 sq ft per person]	P	P	P

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>Zone 4</u>	<u>Zone 5</u>	<u>Zone 6</u>
Maximum People Per Acre	130	200	No limit
Maximum Lot Coverage <sup>11</sup>	70%	70%	N/A
<u>Adult Motel</u> [200 sq ft per person]	<u>L</u>	<u>L/.69</u>	<u>P</u>
<u>Adult Motion Picture Theater</u> [15 sq ft per person]	<u>L/.03</u>	<u>z</u>	<u>P</u>
<u>Adult Peep Show Theater</u> [15 sq ft per person]	<u>L/.03</u>	<u>z</u>	<u>P</u>
<u>Adult Theater</u> [15 sq ft per person]	<u>L/.03</u>	<u>z</u>	<u>P</u>
<u>Body Painting Studio</u> [200 sq ft per person]	<u>P</u>	<u>P</u>	<u>P</u>
<u>Massage Establishment</u> [200 sq ft per person]	<u>P</u>	<u>P</u>	<u>P</u>
<u>Sexual Encounter Establishment</u> [200 sq ft per person]	<u>P</u>	<u>P</u>	<u>P</u>
<u>Bed &amp; Breakfast Establishments:</u>			
<u>1-2 Guest Rooms</u> [200 sq ft per person]	<u>L</u>	<u>L</u>	<u>P</u>
<u>3-5 Guest Rooms</u> [200 sq ft per person]	<u>L</u>	<u>L</u>	<u>P</u>
<u>6+ Guest Rooms</u> [200 sq ft per person]	<u>L</u>	<u>L</u>	<u>P</u>
<u>Boarding Kennels</u> [215 sq ft per person]	<u>L/.49</u>	<u>L/.74</u>	<u>P</u>
<u>Camping Parks</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Child Care Facilities:</u>			
<u>Child Care Centers</u>	<u>z</u>	<u>z</u>	<u>P</u>
<u>Large Family Day Care Homes</u>	<u>P</u>	<u>z</u>	<u>P</u>
<u>Small Family Day Care Homes</u>	<u>P</u>	<u>z</u>	<u>P</u>
<u>Eating and Drinking Establishments Abutting Residentially Zoned Property</u> [60 sq ft per person]	<u>L/.14</u>	<u>L/.21</u>	<u>P</u>
<u>Fairgrounds</u> [15 sq ft per person]	<u>z</u>	<u>z</u>	<u>P<sup>2,3</sup></u>
<u>Golf Courses, Driving Ranges, and Pitch &amp; Putt Courses</u> [15 sq ft per person]	<u>P</u>	<u>P</u>	<u>P</u>
<u>Helicopter Landing Facilities</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Instructional Studios</u> [60 sq ft per person]	<u>L/.14</u>	<u>L/.21</u>	<u>P</u>
<u>Massage Establishments, Specialized Practice</u> [200 sq ft per person]	<u>P</u>	<u>P</u>	<u>P</u>
<u>Nightclubs &amp; Bars over 5,000 square feet in size</u> [60 sq ft per person]	<u>L/.14</u>	<u>L/.21</u>	<u>P</u>
<u>Parking Facilities as a Primary Use:</u>			
<u>Permanent Parking Facilities</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Temporary Parking Facilities</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Private Clubs, Lodges and Fraternal Organizations</u> [60 sq ft per person]	<u>L/.14</u>	<u>L/.21</u>	<u>P</u>
<u>Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size<sup>(4)</sup></u> [15 sq ft per person]	<u>L/.14</u>	<u>L/.21</u>	<u>P<sup>2,3</sup></u>
<u>Pushcarts</u> [60 sq ft per person]	<u>P</u>	<u>P</u>	<u>P</u>
<u>Recycling Facilities:</u>			
<u>Large Collection Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>Zone 4</u>	<u>Zone 5</u>	<u>Zone 6</u>
Maximum People Per Acre	130	200	No limit
Maximum Lot Coverage <sup>11</sup>	70%	70%	N/A
Small Collection Facility	P	P	P
Large Construction & Demolition Debris <i>Recycling Facility</i>	P	P	P
Small Construction & Demolition Debris <i>Recycling Facility</i>	P	P	P
Drop-off Facility	P	P	P
Green Materials Composting Facility	P	P	P
Mixed Organic Composting Facility	P	P	P
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic	P	P	P
Large Processing Facility Accepting All Types of Traffic	P	P	P
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic	P	P	P
Small Processing Facility Accepting All Types of Traffic	P	P	P
Reverse Vending Machines	P	P	P
Tire Processing Facility	P	P	P
Sidewalk Cafes [60 sq ft per person]	L/.14	L/.21	P
Sports Arenas & Stadiums [15 sq ft per person]	±	±	P <sup>2,3</sup>
Theaters that are outdoor or over 5,000 square feet in size [15 sq ft per person]	L/.03	±	P
Urgent Care Facilities [240 sq ft per person]	L/.49	L/.74	P
Veterinary Clinics & Animal Hospitals [240 sq ft per person]	L/.49	L/.74	P
Zoological Parks [15 sq ft per person]	±	±	P <sup>2,3</sup>
<b>Offices</b>			
<b>Business &amp; Professional</b> [215 sq ft per person]	L/.49	L/.74	P
<b>Government</b> [215 sq ft per person]	L/.49	L/.74	P
<b>Medical, Dental, &amp; Health Practitioner</b> [215 sq ft per person]	L/.49	L/.74	P
<b>Regional &amp; Corporate Headquarters</b> [215 sq ft per person]	L/.49	L/.74	P
<b>Separately Regulated Office Uses</b>			
Real Estate Sales Offices & Model Homes [215 sq ft per person]	L/.49	L/.74	P
Sex Offender Treatment & Counseling [215 sq ft per person]	L/.49	L/.74	P
<b>Vehicle &amp; Vehicular Equipment Sales &amp; Service</b>			
<b>Commercial Vehicle Repair &amp; Maintenance</b> [300 sq ft per person]	L/.17	L/.34	P
<b>Commercial Vehicle Sales &amp; Rentals</b> [250 sq ft per person]	L/.14	L/.29	P
<b>Personal Vehicle Repair &amp; Maintenance</b> [300 sq ft per person]	L/.17	L/.34	P
<b>Personal Vehicle Sales &amp; Rentals</b> [250 sq ft per person]	L/.14	L/.29	P
<b>Vehicle Equipment &amp; Supplies Sales &amp; Rentals</b> [250 sq ft per person]	±	L/.23	P
<b>Separately Regulated Vehicle &amp; Vehicular Equipment Sales &amp; Service Uses</b>			

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>Zone 4</u>	<u>Zone 5</u>	<u>Zone 6</u>
Maximum People Per Acre	130	200	No limit
Maximum Lot Coverage <sup>11</sup>	70%	70%	N/A
Automobile Service Stations [300 sq ft per person]	P	P	P
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a <i>Primary Use</i> [250 sq ft per person]	L/14	L/29	P
<b>Wholesale, Distribution, Storage</b>			
<b>Equipment &amp; Materials Storage Yards</b>	P	P	P
<b>Moving &amp; Storage Facilities</b> [1,000 sq ft per person]	P	P	P
<b>Warehouses</b> [1,000 sq ft per person]	P	P	P
<b>Wholesale Distribution</b> [1,000 sq ft per person]	P	P	P
<b>Separately Regulated Wholesale, Distribution, and Storage Uses</b>			
Impound Storage Yards	P	P	P
Junk Yards	P	P	P
Temporary Construction Storage Yards Located off-site	P	P	P
<b>Industrial</b>			
<b>Heavy Manufacturing</b> [300 sq ft per person]	z	L/34 <sup>8</sup>	P
<b>Light Manufacturing</b> [490 sq ft per person]	z	L/34 <sup>8</sup>	P
<b>Marine Industry</b> [300 sq ft per person]	z	L/34 <sup>8</sup>	P
<b>Research &amp; Development</b> [300 sq ft per person]	z	L/34 <sup>8</sup>	P <sup>8</sup>
<b>Trucking &amp; Transportation Terminals</b>	P	P <sup>9</sup>	P
<b>Separately Regulated Industrial Uses</b>			
<i>Hazardous Waste</i> Research Facility	z	z	z
<i>Hazardous Waste</i> Treatment Facility	z	z	z
Marine Related Uses Within the Coastal Overlay Zone [300 sq ft per person]	L	L	P
Mining and Extractive Industries	L <sup>10</sup>	L <sup>10</sup>	P <sup>10</sup>
Newspaper Publishing Plants [490 sq ft per person]	z	L/34	P
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises [300 sq ft per person]	z	L/34	P
Very Heavy Industrial Uses [215 sq ft per person]	z	z	P
Wrecking & Dismantling of Motor Vehicles	L <sup>8</sup>	L <sup>8</sup>	P

**Footnotes to Table 132-15E**

- 1 Facilities designed to accommodate 50 people or more in a confined space are not permitted.
- 2 Fixed outdoor seating facilities are permitted up to a maximum of 240 people in Zone 3, up to a maximum of 300 people in Zone 4, and up to a maximum of 1,000 people in Zone 6. In Zone 6, additional people may occupy areas without fixed seating, but an additional exit is required in accordance with Table 132-15E footnote 3.

- 3 Facilities designed to accommodate 1,000 people or more shall provide exits in accordance with the California Building Code, plus one additional exit for every 1,000 people that would be concentrated in a confined space. The additional exit(s) shall provide occupants with the ability to exit the facility more quickly in case of emergency.
- 4 New residential development is permitted up to a maximum density of 4 dwelling units per acre in Zones 3 and 4 through a Process One Building Permit. Additional density may be requested with a Site Development Permit up to a maximum 16 dwelling units per acre in Zone 3, and up to a maximum of 20 dwelling units per acre in Zone 4 where buildings would be clustered to provide a maximum amount of open land. Open land should have minimum dimensions of 75 feet by 300 feet, with a maximum slope of 5 percent.
- 5 Above grade structured parking is not permitted in Zone 1. Surface parking is not permitted in the Zone 1 designated object free area.
- 6 New hospitals not permitted. Existing hospitals may expand up to .55 floor area ratio.
- 7 In Zone 2, this use category is not eligible for an intensity bonus for incorporation of risk reduction measures in accordance with Section 132.1515(g)(3). Eating and drinking establishments in Zone 2 are limited to a maximum of 3,000 square feet.
- 8 Processing, manufacturing, or storage of bulk quantities of hazardous materials (greater than 10,000 gallons) is not permitted.
- 9 Transportation terminals are not permitted in Zones 1, 2, or 5.
- 10 The use of explosives is not permitted.
- 11 In cases where a maximum allowable floor area ratio is indicated for a use category, new development may comply with either 1) the maximum floor area or 2) the maximum lot coverage and maximum intensity for the safety zone.

**Comment [a3j3]:** Discuss this policy regarding additional exits with Building Official.

### (3) Intensity Bonus for Incorporation of Risk Reduction Measures

- (A) An applicant may request additional intensity for non-residential development in the Brown Field or Montgomery Field airport influence areas through a Process Two Neighborhood Development Permit by demonstrating that the building is designed to minimize risk and increase the safety of building occupants beyond the minimum requirements of the California Building Code.
- (B) Buildings that incorporate risk reduction design features consistent with the findings in Section 126.0404(e) are eligible for maximum intensities as follows:
  - (i) Zone 2: up to 105 people per acre
  - (ii) Zones 3 and 4: up to 260 people per acre

- (iii) Zone 5: up to 400 people per acre

**§132.1520    Airspace Protection Compatibility**

Airspace protection compatibility within Review Areas 1 and 2 of this overlay zone shall be evaluated as follows:

- (a) Within each airport influence area, an airspace protection area is designated to protect navigable airspace and avoid creation of hazards to aircraft in flight in accordance with Code of Federal Regulations, Title 14, Part 77. The airspace protection area geographically consists of locations within the Federal Aviation Regulations Part 77 surfaces, surfaces identified as high terrain areas, and the Federal Aviation Administration notification area, as identified on Airport Land Use Compatibility Plan airspace protection maps, prepared and adopted by the Airport Land Use Commission for each airport, and filed in the office of the City Clerk. Adopted airspace protection maps shall be used to determine land use compatibility in accordance with Section 132.1520(b).
- (b) Evaluation of potential airspace obstructions for compatibility in accordance with Federal Aviation Regulations, Part 77, Subpart C
  - (1) Within the primary surface and beneath the approach or transitional surface area, *development* shall not exceed the Federal Aviation Regulations Part 77 surfaces or airspace protection surfaces identified by the United States Standard for Terminal Instrument Procedures (TERPS).
  - (2) Within the horizontal or conical surface area, *development* may exceed the Federal Aviation Regulations Part 77 surfaces, or airspace protection surfaces identified by the United States Standard for Terminal Instrument Procedures (TERPS), up to a maximum height of 35 feet above grade where determined to be compatible in accordance with Section 132.1520(b)(3).
  - (3) *Development* that would exceed the airspace protection surface elevation may be determined to be compatible if:
    - (i) The Federal Aviation Administration (FAA) determines that the *development* would not be a hazard to air navigation; and
    - (ii) The proposed design of the *development* reflects recommendations of the FAA aeronautical study and

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recommendations provided by the California Department of Transportation, Division of Aeronautics related to acceptability of the proposed height of the *development*.

(c) FAA Notification Requirements

(1) FAA notification is required for:

- (A) New *development* located within the FAA notification area that exceeds the 100:1 notification surface.
- (B) New *development* within the Airport Land Use Compatibility Overlay Zone that would be 200 feet or greater above grade.
- (C) New *development* that would exceed the Federal Aviation Regulations Part 77 surfaces or airspace protection surfaces identified by the United States Standard for Terminal Instrument Procedures (TERPS).
- (D) New *development* in designated high terrain areas, or
- (E) New *development* on the *premise* of a public use airport or heliport.

(2) Where FAA notification is required in accordance with Section 132.1520(c)(1), prior to the issuance of a permit, the *applicant* shall:

- (A) Provide evidence that notification (FAA Form 7460-1) was submitted to the FAA in accordance with Federal Aviation Regulations Part 77, and
- (B) Provide evidence of a final FAA determination of No Hazard to Air Navigation.
- (C) Alternatively, in accordance with Section 77.15 of Title 14 of the Code of Regulations Part 77, an *applicant* may submit a “No FAA Notification Self Certification Agreement” to the satisfaction of the City Manager for *development* that meets the criteria in Section 132.1520(c)(3).

(3) FAA notification is not required for *development* that meets the following unless otherwise requested by the City, Airport Land Use Commission, California Department of Transportation, or

Federal Aviation Administration:

- (A) Development that would be shielded by existing structures of a permanent and substantial character, or that would be shielded by natural terrain or topographic features of equal or greater height, and
- (B) Where it is evident beyond all reasonable doubt that the proposed structure would not adversely affect public health and safety with respect to air navigation.

- (4) A determination of consistency by the Airport Land Use Commission in accordance with Section 132.1545 may not be used to satisfy the FAA notification requirement.

- (d) California Department of Transportation, Division of Aeronautics

Development that would include structures greater than 500 feet above grade shall obtain a permit from the California Department of Transportation unless approval is obtained from the Federal Communications Commission or the FAA (Public Utilities Code, Section 21656).

**§132.1525 Aircraft Overflight Notification**

- (a) An overflight notification area has been designated for areas subject to aircraft overflight within this overlay zone.
- (b) Prior to the issuance of a Building Permit, new residential development located within the overflight notification area shall record an overflight notification document with the County of San Diego as a deed notice to inform people about the presence of aircraft overflight.
  - (1) The overflight notification document shall contain the language indicated in the applicable Airport Land Use Compatibility Plan.
  - (2) The County of San Diego recording number from the overflight notification deed notice document shall be noted on the building plans.

**§132.1530 Previously Conforming**

This section applies to the development, maintenance and operation of existing uses and structures located within the Airport Land Use Compatibility Overlay Zone that were legally established in an airport influence area prior to adoption of an Airport Land Use Compatibility Plan.

- (a) Development that is limited to interior modifications or repairs, or any exterior repairs or maintenance that does not increase the density or floor area ratio of an existing building shall be exempt from the requirements of this division.
- (b) Reconstruction, alteration or expansion of a previously conforming use or structure may be permitted with a Building Permit (Process One) as follows:
  - (1) Previously conforming single dwelling units, and associated companion units as applicable, may be reconstructed, altered or expanded in compliance with the development regulations of the underlying base zone.
  - (2) Previously conforming multi dwelling units may be reconstructed or altered where the development would not increase the density or floor area ratio, or exceed the maximum structure height limit for airspace protection. A Neighborhood Development Permit (Process Two) may be requested in accordance with Section 126.0402(a)(6) to increase the gross floor area of a previously conforming multi dwelling unit structure where necessary to comply with public health and safety requirements of the California Building Code. Additional floor area ratio shall not be permitted where it would increase density.
  - (3) Previously conforming non-residential development may be reconstructed or altered where the development would not increase the floor area ratio or increase the number of people per acre, or as otherwise described in Section 132.1530(d).
  - (4) A previously conforming use that is discontinued temporarily due to fire, natural disaster, or an act of public enemy, or for repairs, remodeling, or major alterations may be resumed within 2 years by maintenance of an active construction permit and continuance of the Business Tax Certificate.
- (c) Where the existing use or structure is also previously conforming with respect to the underlying base zone regulations, new development shall be subject to Section 127.0103 (Previously Conforming) in addition to Section 132.1530.
- (d) Within the MCAS Miramar Transition Zone, existing facilities for the following previously conforming uses may be reconstructed, altered, or expanded as follows:

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- (1) Educational facilities (Kindergarten through Grade 12) where the expansion is limited to a maximum of 50 students.
- (2) Child care centers where the expansion is limited to a maximum of 50 students.
- (3) Hospitals where the expansion is limited to a maximum *floor area ratio* of 1.65 or 300 people per acre, or
- (4) Correctional facilities where the expansion would result in a maximum capacity of 999 people with fixed seating for a maximum of 299 people.

**§132.1535 Infill Development Criteria**

- (a) This section applies to new *development* in Review Area 1 of the overlay zone that would be consistent with the existing *development* pattern for the surrounding area established prior to adoption of an Airport Land Use Compatibility Plan, but would include uses, densities, or intensities incompatible with Sections 132.1510 or 132.1515.
- (b) An applicant may request approval of a Site Development Permit (Process Three) for new infill *development* consistent with the following:
  - (1) The proposed infill *development* would not be located within an area designated as Prop A Lands in the City's General Plan.
  - (2) The proposed *development* would comply with the Land Development Code.
  - (3) The proposed *development* would be consistent with applicable *land use plans*.
  - (4) The proposed *development* would not be located within a safety zone designated as a clear zone or runway protection zone.
  - (5) Within the MCAS Miramar airport influence area, infill *development* shall be limited to non-residential *development* located within a designated Transition Zone. Infill *development* shall not exceed the average intensity of all similar existing uses located within the Transition Zone and within a quarter mile of the proposed *development*, or 110 percent of the usage intensity permitted within the safety zone in accordance with Section 132.1515, whichever is greater.
  - (6) Within the airport influence areas for Brown Field and

Montgomery Field:

- (A) Proposed residential *development* shall not be permitted where *dwelling units* would be exposed to noise levels greater than 70 dB CNEL.
- (B) Proposed infill *development* shall not exceed 110 percent of the average intensity or *density* of similar uses within a quarter mile of the proposed *development*, or 110 percent of the usage intensity or density permitted within the safety zone, whichever is greater.

**§132.1540 Real Estate Disclosure**

In accordance with state law (Business and Professional Code Section 11010, and Civil Code Sections 1102.6, 1103.4, and 1353), residential real estate transactions within this overlay zone shall disclose that property for sale is located within a designated airport influence area.

**§132.1545 Airport Land Use Commission Review**

- (a) The Airport Land Use Commission was established to adopt Airport Land Use Compatibility Plans and advise local agencies on the compatibility of new *development* with respect to airport-related noise, safety concerns, airspace protection, and aircraft overflight areas in accordance with adopted Airport Land Use Compatibility Plans.
- (b) The Airport Land Use Commission has no authority over existing land uses or the operation of airports. Maintenance of an existing land use or structure that does not conform to the applicable Airport Land Use Compatibility Plan shall be permitted in accordance with Section 132.1530.
- (c) Prior to approval of new *development* within the Airport Land Use Compatibility Overlay Zone, the *applicant* shall obtain a consistency determination from the Airport Land Use Commission for the following types of *development*:
  - (1) *Development* projects requesting a deviation from this Division.
  - (2) *Development* projects that include rezones, new *land use plans*, or *land use plan* amendments, or
  - (3) *Development* projects that include aviation uses, non-aviation related uses located on airport property (public use airport only), or Airport Master Plans.

- (d) An updated consistency determination is required from the Airport Land Use Commission for any *development* project listed in 132.1545(c) that is subsequently modified in a manner that could be incompatible with the noise, safety, or airspace protection requirements such as:
- (1) An increase in residential *density*;
  - (2) An increase of *gross floor area*, *lot coverage*, or change in use intensity that would result in more people on the site for non-residential *development*;
  - (3) An increase of *structure height*; or
  - (4) A major change in site design.
- (e) Prior to adoption of amendments to the Land Development Code that affect land within the Airport Land Use Compatibility Overlay Zone, the City shall submit the proposed amendments to the Airport Land Use Commission for a consistency determination with applicable adopted Airport Land Use Compatibility Plans.
- (f) Consistency determinations are advisory actions made by the Airport Land Use Commission and may be overruled in accordance with Section 132.1550.

#### **§132.1550    Overrule Process**

- (a) An *applicant* may request a decision from the City Council to overrule a consistency determination made by the Airport Land Use Commission in accordance with Section 132.1545.
- (b) Associated *development permits* may be consolidated and decided by the City Council as part of the hearing to overrule the Airport Land Use Commission.
- (c) A Notice of Request for Overrule Hearing and a Notice of Public Hearing shall be provided in accordance with Section 112.0311.
- (d) A decision to overrule the Airport Land Use Commission shall be made by a minimum two-thirds vote of the City Council and shall be supported by the following findings:
- (1) The proposed *development* will not be detrimental to the public health, safety, and welfare;

- (2) The proposed *development* will minimize the public's exposure to excessive noise and safety hazards to the extent feasible; and
  - (3) The proposed *development* will meet the purpose and intent of the California Public Utilities Code Section 21670.
- (e) Where the City Council decides to overrule:
- (1) The proposed decision and information supplemental to the findings listed in Section 132.1550(d) shall be entered into the hearing record as candidate overrule findings.
  - (2) A copy of the proposed decision and candidate overrule findings shall be provided to the airport operator, Airport Land Use Commission, and California Department of Transportation, Division of Aeronautics. State law requires that these agencies be granted 45 days to review the candidate overrule findings prior to final action by the City Council.
  - (3) A second hearing related to the matter of whether to overrule the Airport Land Use Commission shall be scheduled for the City Council to consider final action to overrule. The hearing date shall be scheduled at least 45 days from the date that the proposed decision and candidate overrule findings are made available in consideration of Section 132.1550(e)(2).
- (f) Where the City Council is unable to make the required findings to overrule in accordance with Section 132.1550(d), a second hearing related to the matter of whether to overrule shall not be necessary.

#### **§151.0103 Applicable Regulations**

- (a) The applicable zoning regulations in a planned district are those included in the planned district and any Land Development Code zoning regulations expressly incorporated into that planned district. Planned district regulations shall supersede any zoning regulations in the Land Development Code that are inconsistent or not expressly incorporated into the planned district regulations; except as follows:
  - (1) Within the Coastal Overlay Zone, exceptions to the standards in a planned district shall not be granted except as specifically provided for in the planned district.
  - (2) The Airport Land Use Compatibility Overlay Zone, as applied to individual property through a zoning or rezoning action, shall

supersede in case of conflict with applicable planned district zoning regulations.

- (3) Subdivision, building, plumbing and mechanical, and electrical regulations are not zoning regulations for purposes of this section and are not superseded by adoption of a planned district.

(b) The following regulations apply in all planned districts:

- (1) Land Development Code, Chapter 11 (Land Development Procedures);
- (2) Land Development Code, Chapter 12 (Land Development Reviews); ~~and~~
- (3) Land Development Code, Chapter 13, Article 2 (Overlay Zones); and
- ~~(3)~~(4) Child care facilities regulations contained in Land Development Code Section 141.0606.